

Award Notice
LEPL Spatial and Urban Development Agency (SUDA)



GEORGIA

**Livable Cities Investment Program – PRF
Loan No: 6024-GEO**

Contract Reference No: SUDA/LCIP/QCBS-07

Scope of Contract: Akhaltsikhe City and Ozurgeti City General Plans

Method of Selection: Quality and Cost Based Selection (QCBS)

Duration of Services: 11 months after the effective date of Contract

Contract Signature Date: 17 November 2025

Evaluation Currency: GEL (Georgian Lari)

Shortlisted Consultants:

- DP Architects Pte. Ltd. (Lead, Singapore) in association with Free EXPERTS LLC (Sub-consultant, Georgia);
- JV between Nine steps corporation (Lead; Japan) and Architecture-Based Concept (JV partner; Georgia);
- JV between CITYFÖRSTER (Lead; Netherlands), BAU Design (JV partner; Georgia) and Buck Consultants International B.V. (JV partner; Netherlands), in association with Address Georgia LLC (Sub-consultant; Georgia) MOVE Mobility (Sub-consultant; Netherlands) and STS LLC (Sub-consultant; Georgia);
- JV between Groupe Huit (Lead; France) and City Institute Georgia (JV partner; Georgia);
- SMEC International Pty Ltd (Sole Entity; Australia);
- ORG URBANISM & ARCHITECTURE BV (Lead; Belgium) in association with Systematica S.r.l. (Sub-consultant; Italy), CIVITTA Georgia (Sub-consultant; Georgia) and Urbanica Ltd (Sub-consultant; Georgia)

By proposal submission deadline two following Consultants submitted Proposals:

- DP Architects Pte. Ltd (Lead; Singapore) in association with Free EXPERTS LLC (Sub-consultant; Georgia), CBRE (Sub-consultant; India) and Surbana Jurong Pte. Ltd (Sub-consultant; Singapore);
- JV between Nine steps corporation (Lead; Japan) and Architecture-Based Concept (JV partner; Georgia);
- JV between CITYFÖRSTER (Lead; Netherlands), BAU Design (JV partner; Georgia) and Buck Consultants International B.V. (JV partner; Netherlands), in association with Address Georgia LLC (Sub-consultant; Georgia) MOVE Mobility (Sub-consultant; Netherlands) and STS LLC (Sub-consultant; Georgia);

- ORG URBANISM & ARCHITECTURE BV (Lead; Belgium) in association with Systematica S.r.l. (Sub-consultant; Italy), CIVITTA Georgia (Sub-consultant; Georgia) and Urbanica Ltd (Sub-consultant; Georgia)

Four following short-listed Consultants did not submit the Proposals:

- JV between Groupe Huit (Lead; France) and City Institute Georgia (JV partner; Georgia);
- SMEC International Pty Ltd (Sole Entity; Australia).

Awarded Consultant:

Name: JV between CITYFÖRSTER (Lead; Netherlands), BAU Design (JV partner; Georgia) and Buck Consultants International B.V. (JV partner; Netherlands), in association with Address Georgia LLC (Sub-consultant; Georgia) MOVE Mobility (Sub-consultant; Netherlands) and STS LLC (Sub-consultant; Georgia)
Address: Charloisse Kerksingel 14 Rotterdam, South Holland, Netherlands / 3 Ana Politkovskaia str., Tbilisi, Georgia / Kerkenbos, 10-31 Nijmegen 6546 BB Netherlands / 9 Panaskertel-Tsistishvili Str., Tbilisi, Georgia / Achter de Muren Zandpoort 12 Deventer Netherlands / 3 Ana Antonovskaia Str. Tbilisi Georgia

Technical Score: 801

Financial Score: 1000

Read out price: USD 566,130.00 excluding the local taxes

Final evaluated Price: GEL 1,319,746.46, without non-competitive components and local taxes

Final score: 820.90

Final ranking: 1

Final negotiated price: USD 567,350.20 excluding the local taxes and including the Non-competitive component (provisional sum).

Evaluated Consultants:

Name: JV between Nine steps corporation (Lead; Japan) and Architecture-Based Concept (JV partner; Georgia)

Address: #205, 1-43-14 Kamiikedai Ohta-ku, Tokyo 145-0064 Japan / Davit Aghmashenebeli ave, N2/8, Apt. 22 Tbilisi, Georgia Georgia

Technical Score: 755

Financial Score: 795.37

Read out price: USD 295,000.00 and GEL 1,099,090.00 excluding the local taxes

Final evaluated Price: GEL 1,659,287.00, without non-competitive components and local taxes

Final score: 759.04

Final ranking: 3

Name: ORG URBANISM & ARCHITECTURE BV (Lead; Belgium) in association with Systematica S.r.l. (Sub-consultant; Italy), CIVITTA Georgia (Sub-consultant; Georgia) and Urbanica Ltd (Sub-consultant; Georgia)

Address: Koolmijnenkaai 30-34 1080 Brussels, Belgium / via Lovanio 8 Milan 20121 Italy / Lech Kachinski 1 Tbilisi Georgia

Technical Score: 760

Financial Score: 968.87

Read out price: USD 565,411.75 excluding the local taxes

Final evaluated Price: GEL 1,362,150.30, without non-competitive components and local taxes

Final score: 790.89

Final ranking: 2

Rejected Consultant:

Name: DP Architects Pte. Ltd (Lead; Singapore) in association with Free EXPERTS LLC (Sub-consultant; Georgia), CBRE (Sub-consultant; India) and Surbana Jurong Pte. Ltd (Sub-consultant; Singapore)

Address: 6 Raffles Blvd, #02 - 249, Singapore / Dzmebi Zubalashvilebi Street N1 Tbilisi 0108 Georgia

Reason for rejection: The Proposal was rejected due to non-compliance to the eligibility requirements, pursuant to RFP clause ITC 6.2.

Any Consultant who wishes to ascertain the grounds, on which its proposal was not selected, should request an explanation from the LEPL Spatial and Urban Development Agency

Mr. Zurabi Tsiklauri

Head of LEPL Spatial and Urban Development Agency



Date: 18 November 2025