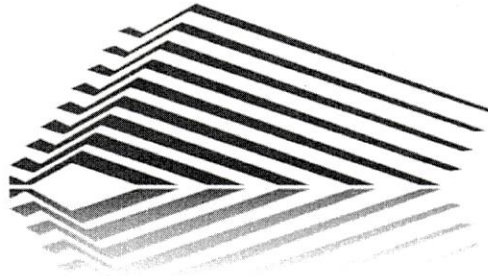


თბილისის არქიტექტურა
თბილისის მუნიციპალიტეტის საკრებულოს იურიდიული პირი



Competition Announcement

This competition announcement is made on the basis of Civil Code of Georgia provisions,
Chapter “Public Award Competition”

Table of Contents:

- Competition announcement;
- Conditions of competition;
- Topography imaging of territory;
- Aerial imaging of territory;
- Cadastral boundaries "shp" - files;
- Photo material;
- Historical research.

- Tbilisi City Architecture Office LEPL under Tbilisi Municipality City Hall hereby announce public competition for selection of outline design for development of Mirza Shafi Street, Tbilisi Municipality.
- Competition is a joint project of Tbilisi City Architecture Office LEPL under Tbilisi Municipality City Hall and “Apollo G.S.” Ltd.
- “Apollo G.S.” Ltd established award for the best outline design for development of Mirza Shafi Street, Tbilisi.
- Competition is open for architects, citizens of Georgia and citizens of other countries, as well for persons with no citizenship.
- The purpose of the competition is selection of the best urban planning, spatial and volumetric competition concept for the development of a land plot owned by Apollo GS, Ltd (cadastre code 01.18.04.018.067) with consideration of the developments of the adjacent territory.
- Project territory consists of a land plot owned by Apollo GS, Ltd (cadastre code 01.18.04.018.067) with consideration of the developments of the adjacent territory and transport infrastructure.
- Information for competition participants is available on web-site of Tbilisi City Architecture Office LEPL under Tbilisi Municipality City Hall – www.tas.ge.
- Successful candidates shall be selected by the competition commission in open competition form, following principle of anonymity. The members of the commission shall be:
 - Davit Narmania – Tbilisi Municipality Mayor (Chairman of the Commission);
 - Nina Khatiskatsi – Tbilisi Municipality Deputy Mayor (Member);
 - Nino Ghoghoberidze – Acting Head of LEPL Tbilisi Municipality Architecture Office under Tbilisi City Hall (Member);
 - Levan Dzagnidze – Representative of LEPL Tbilisi Municipality Architecture Office under Tbilisi City Hall (Member);
 - Giorgi Tkemaladze – Representative of the Council of Tbilisi Municipality (Member);
 - Gocha Babunashvili – Representative of the Council of Tbilisi Municipality (Member);
 - Maka Shavishvili – Representative of the Ministry of Culture and Monument Protection of Georgia (Member);
 - Georgi Svanidze – Representative of “Apollo G.S. Ltd”’s shareholder – Tinatin Svanidze (Member);
 - Representative of Kempinski;
 - Christopher Miller – Representative of “Sarnia Holding and Finance B.V” - shareholder of Apollo GS, Ltd and the representative of Apollo GS, Ltd (Member);
 - Dimitri Mosulishvili - Representative of Architecture Association (Member);
 - Tamar Amashukeli - Tbilisi "Hamqari" Representative (Member);

- Zurab Nemsadze - Architect, Urbanist (Member);
 - Dimitri Kumsishvili – Representative of the Ministry of Economy and Sustainable Development of Georgia (Member);
 - Lado Vardosanidze – Urbanist (Member);
 - Giorgi Inasaridze –Member;
 - Giorgi Khmaladze – Member;
 - Zakaria Kurdiani – Member;
 - Giorgi Batiashvili – Member.
- In relation to the competition, public exhibition of submitted outline designs will be held, and public will have opportunity to view presented works and make choice at its own consideration.
 - Public exhibition of competition proposals and review at the meeting of competition commission is a subject to anonymity.
 - Authors of competition outline designs shall become publicly known after selection of successful candidate.
 - Competition commission is entitled to select out 3 (three) best outline designs. “Apollo G.S.” Ltd shall assign I, II and III places at its own discretion.
 - Awards for successful outline design are:
 - I place – USD 20 000 (twenty thousand);
 - II place – USD 7 000 (seven thousand);
 - III place – USD 3 000 (three thousand);
 - The competition proposals must be submitted in electronic form, via web-site of Tbilisi City Architecture Office LEPL under Tbilisi Municipality City Hall – www.tas.ge, in line with the rules defined in the competition conditions.
 - Proposal for competition, submitted in breach of the competition requirements or/and if not submitted within time limits, will not be accepted for review.
 - Proposals for competition may be submitted within 60 calendar days from the date of publication of competition application and to be continued within 60 calendar days.

**Tbilisi Municipality Architecture Office LEPL
under Tbilisi City Hall**



“Apollo G.S.” Ltd



Competition Conditions

I. Chapter

General Part

1.1. The aim of the competition is selection of the best city planning, areal and volumetric solution for the development of the land plot owned by Apollo GS, Ltd on Mirza Shafi street, Tbilisi (cadastre code 01.18.04.018.067), with consideration of its adjacent territory.

1.2. Purpose of the competition is on one side consideration of public and professional interests and on the other side architectural and planning development of concept of modern multifunctional complex in Old Tbilisi content, which shall be used as basis for future construction of the complex.

1.3. Competition participants may be architects, any individuals or/and legal entities. Competition is open both for citizens and organizations of Georgia and other states, as well as persons without citizenship.

1.4. Competition commission will select successful candidates through competition, maintaining principle of anonymity.

1.5. In relation with the competition, a public exhibition will be held to exhibit outline designs and public will be able to know the works and make their selection for inclusion in the Competition Commission's considerations.

1.6. Presented competition proposals will be granted individual 6-digit numbers, to be applied during public exhibition and meetings of the commission. During the competition process, identity of authors of competition proposals shall be known only to authorized employees of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL.

1.7. Identity of authors of designs of competition candidates will be known after selection of successful candidates.

1.8. The Competition Commission is authorized to select 3 (three) best outline designs and "Apollo G.S." in its sole discretion shall assign places and grant prizes for I, II and III places.

Competition proposals and attached documents will be published on the web-site of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL. – www.tas.ge.

II. Chapter

Competition Conditions

2.1. **Design territory:** Land plot owned by Apollo, GS, LLC on Mirza Shafi street, Tbilisi (cadastre code 01.18.04.018.067), with consideration of developments on the adjacent territory and transport infrastructure.

2.2. **Designs must be prepared in accordance with the following terms:**

- Configuration of design object, proportions and planning structure must be in fitting with the historically developed type around the design territory.
- Building must organically match with the traditional forms and situation of development, it must not contradict appearance of historical development of the area, morphology and scale and landscape situation, although it may compliment it in a more modern fashion.
- Conditions indicated in this Competition Conditions and Project Assignment (Annex No.1) must be complied with, particularly with regard to the size and content of the new development.
- Recommendations stated in the hydro-geological research must be taken into consideration;
- Draft design of prepared outline must make economic sense, i.e. be of a high quality of design and construction in order to maximize values, but still at a reasonable construction cost;

2.3. **Works considered in the outline design must be in compliance with the requirements prescribed by the Law of Georgia on “Cultural Heritage”.**

2.4. To prepare the design, competition participants may get the following documents on the web-site of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL. – www.tas.ge.

- Topographic photos of the territory (with cadastral boundaries);
- Aerial photos of the territory;
- “shp” file for cadastral boundaries;
- Photo material (including 3 views for photomontage);
- Project Assignment(Annex No.1);
- Historical-architectural research;
- Hydro-geological research.

3.1. Competition proposal must be presented in electronic form via the web-site of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL. – www.tas.ge, according to the rules set forth in this Chapter.

3.2. Competition proposal must include the following graphic and textual material:

- Explanation report;
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- Design general plan, stating development of the territory and scheme for transport management with the scale 1:500;
 - Plan of all the floors with the scale 1:200;
 - Transverse and longitudinal sections (minimum 5);
 - Facades with the scale 1:200 (from at least three angles);
 - Extent (from at least two angles from Metekhi Plateau and Abano street);
 - Visualization (minimum 5 views);
 - Photomontage (minimum 5 views), including 3 views, as set forth in the paragraph “2.4” of these conditions;
 - Fee estimate for architectural services split into the following two stages:
 - a) until the building permit and GRG are obtained
 - b) until the point at which the project would be ready for construction.

3.3. Text of the competition proposal must be prepared in English language.

3.4 Competition proposal must be submitted at A1 size in PDF format (200 dpi), additionally with single images in JPG format.

3.5 Author may not be named in the competition proposal.

3.6 Competition proposal must be uploaded in e-form on the web-site of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL. – www.tas.ge.

3.7 Competition proposal submitted in breach of rules under chapters II and III, as well competition proposal submitted in breach of agreed deadlines, shall not be considered.

3.8 Works submitted to the competition are subject of the Law of Georgia on "Copyright and Related Rights".

Terms of Competition (Calendar)

	Event	Deadline
1	Acceptance of competition proposal	Within 60 calendar days after announcement of competition
2	Preparation of competition proposal for exhibition	5 days after completion of acceptance of competition proposals
3	exhibition of competition proposal	within 4 days after completion of preparation of competition proposal for exhibition
4	Review of competition proposal	Within 10 days after completion of exhibition of competition proposals
5	Selection of successful candidate	On the 10 th day after completion of exhibition of competition proposals
6	Sign agreement on payment of prize money	Within 1 month after selection of successful candidates

V Chapter Competition Commission

5.1 Competition Commission will select successful three candidates through open competition and „Apolo G.S.“ Ltd will award I, II and III places.

5.2 Competition Commission will review competition proposals following the principles of anonymity.

5.3 Competition commission will perform its functions in Georgian language. At the request of foreign members of the commission, the meetings of the commission may also be attended by an interpreter.

5.4 Competition commission shall be authorized to make decisions if attended by more than half of its members, including the representatives of Apollo GS, Ltd and Kempinski.

5.5 Competition commission will make decisions by simple majority of votes. Each member of competition commission applies one vote. In case of equal number of votes, Chairman has a decisive vote.

- 5.6 As a result of public exhibition of designs, competition proposal, selected by majority of public votes, is granted one vote during the voting process held at the meeting of the competition commission.
- 5.7 In case of absence of Chairman of the competition commission, one of the members assigned by the Chairman, shall chair the meeting.
- 5.8 Secretary of the Commission shall be responsible for technical preparation of agenda and drawing up the minutes of commission meetings.
- 5.9 Decision of the competition commission will be written in the minutes of the meeting, signed by all attending members of the commission and the secretary.
- 5.10 Minutes of the Meeting will be published on the web-site of Tbilisi Municipality City Hall – Tbilisi Architecture Office LEPL. – www.tas.ge, within 2 (two) working days after selection of successful candidates.
- 5.11 Decision of competition commission is final.

6 Chapter Competition Results

- 6.1. Competition commission is authorized to select 3 (three) best designs and „Apollo G.S.“ Ltd will award I, II and III places, at its own discretion.
- 6.2. „Apollo G.S.“ Ltd will provide prizes to the authors of „Successful Designs“.
- 6.3. Awards for successful outline designs shall be distributed as follows:
- I place – USD 20 000 (twenty thousand);
 - II place – USD 7 000 (seven thousand);
 - III place – USD 3 000 (three thousand);
- 6.4. As a result of award payment, successful designs become property of “Apollo G.S.” Ltd with the personal non-property copyright of the winning authors maintained (i.e. the author shall be recognized as the author of the design). However, subject to advance notification to the author, Apollo GS, Ltd reserves the right to use the design at its own discretion within the Kings Garden Project without any additional agreement of the authors.
- 6.5. In accordance with the Law of Georgia on “Copyright and Related Rights”, Article 17, I paragraph, sub-paragraph “D”, authors of successful proposals allow “Apollo G.S.” Ltd to make changes to successful works without any agreement with the authors.

6.6. Competition successful authors shall transfer to “Apollo G.S.” Ltd the property rights prescribed under Article 18 of the Law of Georgia on “Copyright and Related Rights”.

6.7. “Apollo G.S.” Ltd shall enter into Agreement with the successful authors on award payment and transfer of designs into ownership of “Apollo G.S.” Ltd, as provided under these competition conditions.

6.8. The winning author shall have a preemptive right to negotiate with “Apollo G.S.” Ltd on its possible involvement on the stage of preparation of architectural project and at the same time to submit its proposal on price calculations for anticipated works in accordance with fee quotes and market prices.

6.9 Apollo GS, Ltd reserves the right, but shall not be obligated, to enter into an agreement with the author of the winning design in case of necessity, at its own discretion, for the purposes of preparation of relevant project documentation for successful designs.

6.10. Competition is deemed to be failed if competition commission does not approve any of the presented proposals.

6.11. Submitted works shall not be returned to the competition participants.

7 Chapter Claims against Competition

7.1 Competition will be announced in accordance with the regulations of the Civil Code of Georgia, “Public Offer of Prize, Competition” Chapter.

7.2 Effective legislation of Georgia shall be applied to the disputes raised as a result of holding the competition.

7.3 In order to appeal actions of organizers or competition commission, interested individuals may apply the court in accordance with the effective legislation of Georgia.

aProject assignment

1. GRG and spaces

- The outline designs must comply with / exceed the amount of selling area and size of the hotel;
- The areas listed below are given for guidance, however, must be taken into consideration as the minimum threshold.
- Overground usable space – maximum 25,000m²

2. Residential (including areas in Section 7)

- 15,877 Sq.m. for sale area;
- 1,400 Sq.m. terraces;
- 500 Sq.m. lobby / residents service areas (underground space);
- 350 Sq.m. overground lobby / residents service areas;
- About 2,000 Sq.m. residents storage facilities;
- any necessary cores and circulation areas.

3. Hotel (including areas in Section 6)

- 40 rooms, with a total of 3,100 Sq.m. including circulation areas
- 350 sq.m. lobby, plus office and circulation area;
- 750 Sq.m. for luxury rooms with 350 Sq.m. terraces;
- about 200 Sq.m. bar/ Lounge;
- about 300 Sq.m. spa (underground space);
- about 400 Sq.m. business centre (underground space);
- about 600 Sq.m. restaurants;
- about 1,300 Sq.m. multifunctional area (underground space);
- about 500 Sq.m. kitchen (underground space);
- about 1000 Sq.m. service Area (underground space);
- Hotel service area, service yard, circulation areas, etc.

4. Parking

- parking for 260 cars.

5. View

The most valuable resource of the site is the magnificent view of the city

- each hotel room and apartment must have a view to the city;
- Preferably, public areas must have a view to the city as well (for example: hotel lobby, residents lobby, shops, etc);

6. Hotel “Kempinski”

The hotel wing must be separated from residential wing, however, they can be connected to each other (by demand)

- 40 rooms, each of approx. 40 Sq.m. (definitely must have city view);
- 5 luxury, each approx. 80 Sq.m. (definitely must have city view);
- lobby-lounge (definitely must have city view);
- swimming pool (definitely must have city view);
- skybar (definitely must have city view);
- 2 passenger elevators;
- 2 service lifts + room for staff (on every floor) which will be connected to service / back of house areas;

7. Apartments

Apartments will be served by “Kempinski” and will be sold out as luxury apartments. Therefore, the requirement is to have:

- terraces for as many apartments as possible;
- apartment area from 60 Sq.m. up to 300 Sq.m.;
- about 80 apartments;
- Consider optional internal partition of the apartments and allow a minimum 1 window per room.

8. Entrance

As an luxury project, customer expectations are:

- Prestigious main entrance, big and impressive lobby and reception;
- Direct access to the residential blocks from the lobby (each with 2 elevators)
- Direct access from the parking to apartments (2 elevators)

9. Serviced apartments

For the serviced apartments we require::

- a service lift reaching each apartment (can be by corridors),
- access to the service elevators from the service / back of house areas to allow easy operation;
- provide separate private storage areas to the apartments at basement levels.

10. Additional services

Residential blocks shall have the following additional services:

- Club for residents near lobby;
- SPA (with an optional connection for hotel guests too)

11. Stores/restaurants

Considering city distance and design characteristics, commercial area is to be limited (<1,000 M2), and only a small amount of restaurants, bars, café and others are required.

- take advantage of the city view (to attract clients)
- allow a connection to the hotel's main kitchen;

12. Conference area/casino

- 500 M2 hall (ballroom) + 500 M2 business room + lobby
- Common entrance and parking.

13. Car access and parking

Since the project has one access road:

- The service entrance must be separate from the residents' and hotel guests' entrance area
- allow access for oversized service vehicles / trucks to the service /back of house areas
- 2 parking spaces for each apartment
- direct access for the residents from parking to the apartments;
- 60-100 parking lots for hotel and other public area.