

KËRKESË
Nr. 1169/1, datë 7.8.2019

**PËR SHPREHJE INTERESI ME OBJEKT: “KONSULENCË PËR IDENTIFIKIMIN,
PROJEKTIMIN, MASAT PRIORITARE PËR NDËRHYRJEN URGJENTE NË LIDHJE
ME SIGURINË DHE PARANDALIMIN E DËMEVE TË STRUKTURAVE TË
TRASHËGUARA TË KALASË SË GJIROKASTRËS”**

REQUEST FOR EXPRESSIONS OF INTEREST (REOI)
(CONSULTING SERVICES)

Albania
Albanian Development Fund (ADF)
Project for Integrated Urban and Tourism Development (PIUTD)
IBRD Loan No: 8656- ALB.
Project ID Number: P155875
Issuing date: August 06, 2019

Assignment Title: **“Consultant Services for identification, design of prioritized measures to address urgent safety concerns and prevent loss of heritage structures in the castle of Gjirokastra”** Reference No. **AL -ADF-123249-CS-CQ**

The Government of Albania has received financing from the World Bank toward the cost of the Project for Integrated Urban and Tourism Development (PIUTD), and intends to apply part of the proceeds for consulting services. The consulting services (“the Services”) include: **“Consultant Services for identification, design of prioritized measures to address urgent safety concerns and prevent loss of heritage structures in the castle of Gjirokastra”/ref. No. AL -ADF- AL -ADF-123249-CS-CQ.**

The scope of work of this assignment is to reduce the risk of rapid deterioration and damage to heritage structures at the site, and the objectives of this consultancy is:

- i) To develop up-to-date conservation plans for the site, and to agree these plans with relevant stakeholders;
- ii) To perform the desktop studies, physical investigations and surveys required ahead of developing proposed interventions;
- iii) To prepare preliminary concept designs for intervention and monitoring options for short, medium and long-term conservation at the site;
- iv) To prioritize the preliminary options proposed, taking into account the on impact to heritage value, risks mitigated, costs, and input from relevant stakeholders;
- v) To provide detailed designs for the agreed high priority intervention measures and monitoring implementation;

Albanian Development Fund (ADF), now invites eligible International Firm (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services. Consultants may associate with other firms in the form of a joint venture or a sub consultancy to enhance their qualifications.

The Assignment will be carried out through the following specific Tasks:

Task 1: Inception Activities

Prior to commencing the planning, technical investigation and development of concept designs for interventions, the Consultant is expected to cover the following activities:

- i) Perform a comprehensive desktop study including review of the existing reports, and other relevant documents;
- ii) Outline the methodology for the assignment including: the scope of additional studies to be conducted and surveys ahead of the development of conceptual intervention measures, the methodology for prioritizing interventions, list of necessary interventions, indicative costs, prioritization methodology and scheduling, identification of necessary capacities and skills for implementation, impact on heritage value and an initial safeguards screening identifying social, environment and sustainability aspects, based on international best practice;
- iii) Propose a strategy for capacity building and stakeholder engagement.

Task 2: Development of Conservation Plan and Stakeholder Workshop

Under Task 2 the consultant is expected to conduct the following activities including (but not limited to):

- (i) On the site assessment and identification of all necessary conservation interventions;
- (ii) An inventory of protected archaeological settlements and heritage (tangible and intangible) for the Castle and wider project site;
- (iii) An environmental survey;
- (iv) To perform surveys and technical assessments required to identify hazards affecting the site (for example, landslides, rock falls, conditions triggering progressive structural damage, etc.) and locations which may be most at risk. Required studies are likely to include: a topographic survey, geological survey, selected geotechnical investigations, a hydrological survey for the site, structural surveys, as well as selected modelling and analyses of structures and ground conditions; and
- (v) Proposal for further selected archaeological surveys;

Task 3: Preliminary Concept Designs/Priorities

The Consultant team shall develop the below sub-tasks for the design services:

- (i) Based on the results of Tasks 1, and 2, the Consultant shall prepare a priority list (long list) of interventions for conservation and to address safety concerns in the short, medium and long-term for the Castle, the wider site (potential slope instability) and the hydrological risk.
- (ii) Heritage Impact Assessments shall be prepared for the intervention options long list for review by the Client and the World Bank in consultation with other bodies such as the Ministry of Culture;
- (iii) A prioritized list of proposed interventions shall be prepared along with a phased action plan (short, medium and long term), which should take in consideration the available documentation and the need of further studies and surveys. This should include areas of high priority to implement a longer-term monitoring program;

Task 4: Detailed Designs

Under task 4 the Consultant shall develop, but not limited to:

- a) Surveys and Review of Preliminary Designs;
- b) Detailed Project Designs;
- c) Specific Approvals and Permits;
- d) Preparation of Bidding Documents;
- e) Environmental and Social Impact Assessment, Environmental and Social Management Plans;
- f) Land expropriation plans and property evaluation;

The assignment is required to be performed by a consultant firm with similar working experience on Development of Conservation Plan of Culture Heritage Monuments, Concept Designs interventions, risk mitigation, deterioration and damage of heritage structures, intervention measures and monitoring implementation of similar objects, capacity building for local heritage professionals, engineers and architects, the Municipality, on-site workers, and government ministries, so that the site can be effectively monitored and managed in the long term.

The consultant should have a multi-disciplinary team of 6 key experts and technical personnel will be required for the execution of the project. The Consultant Team should be led for the full term of the project by:

- **Team Leader/Conservation Architect/International** (Core team: Key staff 1) with at least 15 years of working experience in conservation/preservation of historic buildings;

- **International Structural Engineer** (Core team: Key staff 2) with at least 10 years of professional experience, in structural engineering of similar conservation consultancy;

- **International/Senior Geologist/Senior Geotechnical** (Core team: Key staff 3) with at least 10 years of professional experience in in geo surveys and geo risks analysis on cultural heritage sites and project similar to the scope of this consultancy.

- **Archaeologist/Architect/International or Local** (Core team: Key staff 4) with at least 10 years of professional experience, in archaeology and /or designing interventions for conservation/restoration in built heritage;

- **Cultural Heritage Expert/International or Local** (Core team: Key staff 5) with at least 10 years of professional experience, in management and designing interventions for conservation/restoration in built heritage;

- **Hydrological Expert/International or Local** (Core team: Key staff 6) with at least 15 years of professional experience, in hydrological assessments in similar projects;

The presence of the key international staff is considered obligatory as part of the deliverable in the stakeholder workshop.

The consultant firm should have experience with similar assignments. As a minimum criterion the firm should have performed at least one similar assignment in the last past 5 years.

The short listing criteria are:

No.	Evaluation Criterion	Points
1.	General Qualification of the Consultant	30 points
2.	Relevant Specific Experience in the field of the assignment and Number of assignments similar to ToR's successfully completed during the last 5 years	60 points
3.	Experience in the region	10 points
TOTAL		100 points

The attention of interested Consultants is drawn to paragraph 1.9 of the World Bank's [Guidelines: Selection and Employment of Consultants by World Bank Borrowers](#) (January 2011, revised July 2014), setting forth the World Bank's policy on conflict of interest.

The consultant should be an International Firm. The selection method to be applied will be Consultant **Qualification Selection (CQS)**, in accordance with the procedures set out the World Bank's Guidelines Selection and Employment of Consultants under IBRD Loans and IDA Credits & Grants by World Bank Borrowers" (January 2011, revised July 2014).

The assignment is expected to be completed within **12.5 months**, from the date of signing the contract and the level of inputs required are **21 man/months**. The firm will be contracted under a lump sum contract. The consultant is expected to start the service on **September 2019** until **October 2020**.

Further information can be obtained at the address below during office hours 08:00 to 16:30 (Monday to Thursday) and 08:00 to 14:00 on Friday.

Expressions of interest must be delivered in a written form to the address below (in person, or by mail, or by fax, or by e-mail) before **August 27, 2019**.

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Project for Integrated Urban and Tourism Development (PIUTD)
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