NOTICE

ON OPEN TENDER

This text of the notice is approved by decision of the Open Tender Commission "2" of "11" "02" 2026 and is published pursuant to Article 27 of the Law of the Republic of Armenia "On procurement"

Code of the open tender EQ-BMKHTSDZB-26/25

The contracting authority Yerevan municipality, located at the following address: 1 Argishti Str, Yerevan, RA, gives notice for an open tender which shall be carried out in one stage, through Armeps (website www.armeps.am) system of electronic procurement.

The participant selected as a result of this procedure will be invited, in accordance with the established procedure, to conclude a contract for the provision of consulting services for the development of a conceptual design for a new ground station (with the provisional name "Surmalu") and an urban development plan for the adjacent territory at the intermediate section of the stations "Zoravar Andranik" and "David Sasunsky" of the Yerevan Metro (hereinafter referred to as the contract).

Pursuant to Article 7 of the Law of the Republic of Armenia "On procurement", any person, irrespective of the fact of being a foreign natural person, an organisation or a stateless person, shall have equal right to participate in this tender.

The qualification criteria for the persons ineligible to participate in the tender, as well as for bidders, and the documents to be submitted for evaluation of those criteria shall be established by the invitation for this procedure.

The selected bidder shall be determined from among the bidders having submitted bids evaluated as satisfying the requirements of the invitation, by the principle of giving preference to the bidder having submitted the lowest price proposal.

In case of a request to provide the invitation electronically, the contracting authority shall ensure the free of charge provision of the invitation electronically within the working day following the date of receipt of the application.

Failure to receive the invitation shall not limit the bidder's right to participate in this procedure.

The bids for the tender must be submitted electronically, through Armeps (www.armeps.am) system of electronic procurement, by 11:00 am 16.03.2026. The bids may, in addition to Armenian, also be submitted in English or Russian.

The bid opening will take place electronically, through Armeps system of electronic procurement, at 11:00 am 16.03.2026.

For receiving additional information concerning this notice, you may apply to G. Muradyan Secretary of the Evaluation Commission

Telephone 011514373

E-mail gor.muradyan@yerevan.am

Contracting authority Yerevan municipality

**TECHNICAL SPECIFICATION – PROCUREMENT SCHEDULE**

Procurement of consulting services for the development of the conceptual design and urban development plan of a new above-ground station (provisionally named “Surmalu”) located on the section between the “Zoravar Andranik” and “Sasuntsi Davit” stations of the Yerevan Metro

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **N/N** | **Indicative code as per the common procurement vocabulary classification (CPV) under the Procurement Plan** | **Technical Description** | **U/M** | **Total Price** | **Total Quantity** | **Provision** | |
| **Address** | **Timeline** |
| 1 | 71241200/506 | 1. **General description**   The Yerevan Metro named after Karen Demirchyan is one of the key infrastructures of the capital’s public transport system, providing efficient, reliable, safe and environmentally sustainable mobility for thousands of passengers and residents.  In the context of Yerevan’s urban development and mobility reforms, as a commitment defined under Yerevan Development Program, the Municipality plans to expand and modernize the metro network by constructing a new station (provisionally named “Surmalu”) in the intermediate section between the existing “Zoravar Andranik” and “Sasuntsi Davit” stations.  The project is harmonized with the goals of Yerevan’s urban mobility development, in particular, in terms of ensuring a comfortable and safe mobility experience through the formation of a multimodal transport communication network.  The new metro station is considered not only as a transport hub, but also as a complex urban infrastructure that promotes the reconstruction and improvement of the local environment.  The primary goal of the project is to increase the integration of public transport, improve accessibility and the transport experience of Yerevan residents.  The secondary goal of the project is to transform and improve the urban environment surrounding the station, increasing its investment attractiveness for the development of further public and residential complexes, green spaces and recreational areas.  The project also aims to experiment / pilot the formation of a complete urban multimodal mobility hub. That is, it should allow the development and implementation of the integration of bicycle infrastructure, pedestrian and public space, metro station and bus network in one environment. This may become a precedent for the formation of a network of mobility hubs in other parts of Yerevan.  Thus, the goal of this consulting service is to develop a comprehensive urban development plan for the area surrounding the station, a concept and a sketch project of the station, ensuring its smooth integration with the urban environment and mobility systems.  The results of the service will serve as a basis for making investment decisions regarding the construction of the station and the urban development of the adjacent area, as well as for possible negotiations with various potential partners, including the government, international financial institutions, the private sector, and developers.  **2. Objective of the Assignment**  The main objectives of the Assignment are as follows:   * To develop an integrated urban development plan and conceptual master plan for the area surrounding the Surmalu station, including a layout plan, ensuring functional, environmental, aesthetic, and socio-economic integration. To define land-use planning, the functional structure of public spaces, development schemes, plot (lot) delineation, and the plan- schedule. * To prepare the architectural conceptual design of the station and its above-ground infrastructure. This shall provide for mandatory and conditional urban planning components, including streets, absolute and relative elevations, green areas, accessibility solutions—including accessible and user-friendly pedestrian routes and crossings for persons with mobility impairments—the placement of urban furniture elements, and other related features. * To propose an integrated system of multimodal access points and public space improvements within the station’s immediate surrounding area, including the presentation of a dendrological (landscaping) design for the proposed green areas. * To propose protected two-way bicycle lanes (separated by green buffers, raised surfaces, or red asphalt), ensuring connectivity with Arshakunyats Avenue and Tigran Mets Avenue, as well as Kristapor and Sevan Streets, thereby establishing the station as a hub within the bicycle network. * To ensure that the proposed conceptual solutions are harmonized with existing urban development strategies, zoning regulations, and transportation infrastructure planning.   **3.Scope of services**  **3.1.Inception phase**   * Organize an inception meeting with the Yerevan Urban Development PIU and other key stakeholders * Analyze and summarize all available documents, maps and regulatory acts * Prepare the final methodology, work plan and schedule.   **3.2.Baseline assessment**   * **Urban environment and land use**: Mapping and analysis within a radius of at least **500 meters** from the proposed station site * **Transport and accessibility:** Documentation and analysis of **traffic conditions, transport nodes, pedestrian and cycling movements** * **Utility infrastructure:** inventory of the main infrastructure systems * **Socio-economic description:** Assessment of commercial, cultural, heritage and residential assets * **Legal/planning context:** Summary descriptive analysis of the zoning and regulatory framework   **3.3. Urban Development Plan Preparation**  - Describe the design zone: boundaries (tentatively about 10–20 ha)  - Propose land use structure and functional zoning schemes (M 1:200, M 1:500)  - Develop a network of streets and public spaces, pedestrian priority: separated zones (M 1:200)  - Propose a multimodal integration strategy and public space schemes (M 1:200)  - Propose urban planning design milestones (building heights, density)  - Address issues of utility infrastructure, seismic safety and sustainability  - Develop recreation zone schemes (M 1:200), street sections (M 1:200) and road junction regulation schemes (M 1:200).   * 1. ***Conceptual Design of «Surmalu» Station***   Develop an architectural conceptual design of the station, including:  - General layout plan (M 1:2000)  - Floor plans by level (M 1:100)  - Facades and sections (M 1:100)  - Passenger flow and evacuation schemes (M 1:100)  - Public space integration schemes (M 1:200)  - If necessary, the concept of the reconstruction of the Kristapor Bridge (floor plan, facade, sections, three-dimensional images, 3D, M 1:100)  - Conceptual details (M 1:20)  Also submit  - sections of complex areas (M 1:200)  - visual renderings: perspectives, panoramas, interior/exterior.  - conceptual design explanatory note: narrative (up to 20 pages).  **4.Expected deliverables**  **4.1.Inception Report**  Methodology, team composition, stakeholder mapping, work plan, detailed schedule (Gantt chart or equivalent), required formats, and related materials, to be submitted within a two-week period following contract signing.   * 1. **Baseline Assessment Report**   Urban environment, transportation, infrastructure, socio-economic and legal context within 6 weeks after signing the contract.   * 1. **Draft Urban Planning Layout**   Zoning, public spaces, mobility, integration concepts within 10 weeks after signing the contract.  **4.4. Preliminary conceptual design of the station**  Floor plans, schemes, M 1:2000, 1:500, 1:200, 1:100 drawings, visuals - within 12 weeks after signing the contract.   * 1. **Stakeholders Seminar 1**   Presentation of vision and seminar, feedback summary and analysis within 12 weeks of contract signing.   * 1. **Final Urban Development Plan**   Phased implementation strategy and visualized complete package within 16 weeks of contract signing.   * 1. **Final Conceptual Draft of the Station**   A refined final architectural concept and a visualized package integrated with the urban development plan within 18 weeks of contract signing.   * 1. **Stakeholders Seminar 2**   Validation submission and feedback summary within 19 weeks of contract signing.   * 1. **Final Report**   A complete and finalized package, including all materials, drawings, schematics, visual and digital materials, presentations and slide decks, within 20 weeks of contract signing.   1. **Additional provisions**   The reports specified in Section “4. Expected Deliverables” shall be agreed in advance with the Client with respect to the proposed structure and other technical and formatting requirements.  The Client undertakes to assist the Consultant in collecting the necessary data and information in cases where they are not available in open sources of the required quality and volume, and must be obtained from state and/or community bodies. In the event of such a need, the Consultant is obliged to present the need for data and information with a properly detailed description along with the submission of the Preliminary Report.  The Client does not guarantee the availability of the requested data and information in the expected volume and/or depth and/or completeness.  The Client undertakes to assist, as necessary, in organizing meetings and discussions with state departments, community bodies and organizations.   1. **Accountability**   The Service Provider shall report and present the expected outputs to the “Yerevan Urban Development Investment Programs Implementation Office” CNCO. All deliverables shall be submitted in Armenian and English, unless otherwise agreed between the parties on a case-by-case basis, depending on the nature of the work.  Interim and final results must be presented to the Client in Armenian and English, unless otherwise agreed upon by the Parties in individual cases.  The transfer of data and models to the Client must be carried out in an open and transparent format, ensuring repeatability of use in the future, recalculation capabilities and compatibility with GIS/Excel/BIM environments.  The assignment shall be deemed accepted upon confirmation by the Client of the proper quality and satisfactory receipt of all reports, deliverables, data, analyses, and presentations specified under Section 4 “Expected Deliverables.”  All rights to these results belong to the Client. The reports, data, models and analyses developed by the consultant are part of the property rights and cannot be used for any other purpose without the written consent of the Client.  **7. Project Management**  Overall, program coordination and supervision shall be carried out by the “Yerevan Urban Development Investment Programs Implementation Office” CNCO on behalf of the Client.  The Office shall act as the Client’s authorized representative, ensuring the efficient implementation of the activities, monitoring of progress, coordination and communication among the involved stakeholders, and management of the process for acceptance of the final outputs. | AMD | 1 | 60,000,000 | 0010,Yerevan,  1/3 P.Buzand str. | The provision of the services shall be carried out on the basis of the availability of financial resources allocated for this purpose, for a period up to and including the 150th calendar day from the date of signing the agreement between the parties, provided that:  Item “4.1. Inception Report” under Section 4.” Expected Deliverables” of the Technical Specifications shall be submitted within 30 calendar days; and  Items “4.2 through 4.9 under Section 4.” Expected Deliverables” of the Technical Specifications shall be submitted within 120 calendar days. |

**2.1. Persons who are not eligible to participate in this procedure:**

1. Those who, as of the date of submission of the bid, have been declared bankrupt by a judicial decision.
2. Those who, or whose executive body representative, within the five years preceding the date of bid submission, have been convicted of: financing terrorism; crimes involving child exploitation or human trafficking; creating or participating in criminal associations; receiving, giving, or mediating bribes; or crimes against economic activities as provided by law, except in cases where the conviction has been expunged or annulled in accordance with the law.
3. Those against whom an administrative act imposing liability for anti-competitive agreements, abuse of dominant position, or unfair competition in the procurement sector has become final and binding within three years preceding the date of bid submission, or if appealed, the act remains unchanged.
4. Those who, as of the date of bid submission, are included in the list of participants prohibited from participating in procurement procedures, published in accordance with the procurement laws of the Eurasian Economic Union member states.
5. Those who, as of the date of bid submission, are included in the list of participants prohibited from participating in procurement procedures.

Meanwhile, if a participant is included in the lists referred to in subparagraphs 4 and 5 after the date of bid submission, their bid shall not be rejected on this basis.

A participant is included in the list of participants prohibited from participating in procurement procedures (hereinafter, the "list") if they:

* Have breached obligations under a contract or commitments undertaken in the procurement process, which resulted in the unilateral termination of the contract by the Employer or the suspension of the participant’s further participation in the procurement process, and the participant has not paid the bid, contract, and/or performance security amounts within the deadline specified in the Invitation or contract.
* As a selected participant, has been refused or been deprived of the right to conclude a contract.

**2.2.** To assess eligibility to participate, a participant must submit, along with their bid, a written declaration confirmed by the participant, as required under the relevant clause of the Invitation. Apart from the declaration specified in this paragraph, no other documents or justifications may be requested from the participant, including a selected participant, for the purpose of assessing eligibility. The authenticity of the participant’s declaration shall be evaluated by the Evaluation Committee (hereinafter, the “Committee”) in accordance with the conditions set out in this Invitation.

**2.3.** Inclusion of a participant in the list referred to in Article 6, Part 1, Clause 6 of the Law automatically results in restrictions on the participation in procurement processes of persons economically or otherwise affiliated with that participant during the period of such inclusion. The participation of affiliated persons and/or organizations owned more than 50% by the same person(s) in the same procedure (lot) is prohibited, except for cases where the organizations are established by the State or municipalities or participate under a joint activity arrangement (consortium).

For the purposes of Article 119 of the Law:

1. **Natural persons** are considered affiliated if they are members of the same family, manage a common household, engage in joint entrepreneurial activities, or act in coordination based on common economic interests.
2. **Natural and legal persons** are considered affiliated if they act in coordination based on common economic interests, or if the natural person or their family member:

a. Holds more than 10% of the shares of the legal entity;   
b. Has the ability, in any form not prohibited by the legislation of the Republic of Armenia, to predetermine the decisions of the legal entity;   
c. Holds a position as Chairperson, Deputy Chairperson, or member of the Board, Executive Director or their deputy, or President/member of a collegial body exercising executive functions of the legal entity;   
d. Is an employee of the legal entity working under the direct supervision of the Executive Director or otherwise significantly influencing decision-making by the management bodies of the legal entity.

1. Participants that are **not natural persons** are considered affiliated if:   
     
    a. The participant directly or through agreements with other parties controls **ten percent or more of the voting shares** of another participant, or otherwise has the ability to predetermine the decisions of the other participant;   
    b. A participant (shareholder) who holds more than 10% of voting shares or otherwise has the legal ability to predetermine decisions, or their family members (if the participant is a natural person), have the right to directly or indirectly control (including through sale, trust management, joint activity agreements, mandates, or other transactions) more than 10% of the voting shares of another participant, or otherwise have the legal ability to predetermine their decisions;   
    c. Any member of a management body or other person exercising similar duties of one participant, or their family members, simultaneously serves as a member of a management body or performs similar functions in another participant;   
    d. They act or have acted in coordination based on common economic interests.

For the purposes of this clause, **family members** are considered to include: father, mother, spouse, spouse’s parents, grandparents, sister, brother, children, and the spouse and children of a sister or brother.

**The selected participant shall be determined in accordance with Article 44, Part 2 of the Law on Procurement, based on the principle of awarding the contract to the participant who achieves the highest total coefficient, calculated from the proposed price and the non-price criteria coefficients specified in the Invitation.**

2.4. The participant must possess the following to fulfill the obligations under the contract to be concluded:

1. Professional experience;
2. Workforce resources.

The participant’s bid will be evaluated according to the following criteria and methodology:

**The maximum score for the evaluation of a participant’s bid is set at 100 points.**

|  |  |
| --- | --- |
| **Evaluation Criteria for the Participant’s Bid** | **Proportionality evaluation** |
| **TECHNICAL PROPOSAL (TP = TP1 + TP2) /Professional Experience (TP1) and Workforce Resources (TP2)/** | **70 %** |
| **FINANCIAL PROPOSAL (FP) (ԳԱ)** | **30 %** |

**2.4.1.** Requirements to be submitted by the participant:

1. The **“Professional Experience”** qualification criterion to be met by the participant is defined and evaluated as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **N** | **Conditions for Demonstrating Experience** | **Required Documents and Conditions for Their Submission** | **Similarity** |
| 1 | The participant must have properly executed at least three (3) similar contracts during the year of bid submission and the ten (10) preceding years. A previously executed contract (or contracts) shall be considered similar if the scope of work performed under it (or them), expressed in monetary terms, is not less than the procurement value, and it pertains to objects defined under subparagraphs 4 and 5 of Article 26 of Appendix 1 to Government Decree No. 596-N of 19 March 2015 of the Republic of Armenia on the “Procedure for granting permits and other documents for urban development in the Republic of Armenia and repealing certain decisions of the Government of the Republic of Armenia,” specifically residential, public, and industrial buildings. | Copies of previously executed contracts (or agreements), along with copies of documents certifying their proper completion within the contractual timeframe (e.g., acceptance certificates, handover protocols, etc.) or written confirmation from the party that accepted the contract’s performance. | Previously executed contracts for the procurement of consulting services for feasibility studies. |

**2) The “Workforce Resources” qualification criterion** is defined and evaluated as follows:

a) The team must include specialists with appropriate qualifications and work experience, specialized in the field of high- or highest-risk facilities, with the following composition:

1. **Team Leader**  
   **General Qualifications:**

* Minimum of 10 years of experience in the development of territorial masterplans and zoning projects.
* Experience managing the design and implementation of at least 3 territorial masterplan and zoning projects.
* Master’s degree in engineering.
* Possession of relevant licenses/certifications.
* Extensive experience in project coordination and contract management.

1. **Specialist / Expert in Urban Planning and Visualization**  
   **General Qualifications:**

* High-level qualifications.
* Participation in at least 5 similar projects involving urban layouts, axonometric drawings, perspectives, and community visualizations.

1. **Engineer  
   General Qualifications:**

* High-level qualifications with specialization in urban engineering networks, including water supply and sewage systems.
* 5–10 years of experience in the design of settlements and engineering networks/communications.
* Possession of relevant licenses/certifications (Class “High”, Subclass “A” or “B”).

1. **Electromechanical and Energy Systems Engineer  
   General Qualifications:**

* High-level qualifications.
* Minimum 5 years of experience in the design of energy systems and electromechanical equipment, including schematic design and maintenance.

1. **Environmental and Social Specialist  
   General Qualifications:**

* Minimum 5 years of experience in assessing environmental and social impacts of infrastructure projects.
* Skills in developing mitigation strategies for noise, air pollution, land acquisition, and resettlement issues.

1. **Cost Estimation and Financial Specialist  
   General Qualifications:**

* Minimum 10 years of experience in cost estimation, budgeting, and financial modeling for infrastructure projects.
* Significant experience in tender pricing, Value Engineering, and preparation of Bills of Quantities (BOQ).

1. **Land Acquisition and Resettlement Specialist  
   General Qualifications:**

* Minimum 5 years of experience in land acquisition planning, property valuation, and resettlement.
* Excellent knowledge of Armenian and international applicable laws and regulations.

1. **Digital Engineering Specialist  
   General Qualifications:**

* Minimum 5 years of experience in territorial masterplan and zoning projects, including Building Information Modeling (BIM) and digital modeling.
* Excellent proficiency in relevant software tools such as Revit, Civil 3D, InfraWorks, or GIS.

**At least one specialist in the proposed team must submit the relevant licenses and certifications in accordance with the Law on Architectural Activity of the Republic of Armenia dated 6 December 2017 and Government Decision No. 2106-N dated 30 November 2023, along with other qualifications and documents required for the sector.**

Table 1

**Minimum Number of Specialists Required per Project (Lot)**

|  |  |  |
| --- | --- | --- |
| **N** | **Specialist** | **Number** |
|  | Team Lead | 1 |
|  | Engineer | 1 |
|  | Specialist / Expert in Urban Planning and Visualization for the Preparation of Layouts, Axonometric Drawings, Perspectives, and Community Visualizations | 1 |
|  | Electromechanical and Energy Systems Engineer | 1 |
|  | Environmental and Social Specialist | 1 |
|  | Cost Estimation and Financial Specialist | 1 |
|  | Land Acquisition and Resettlement Specialist | 1 |
|  | Digital Engineering Specialist | 1 |

b) The participant, as supporting documentation for the qualification criterion, shall submit information regarding the proposed team for contract execution in the following manner:

|  |  |  |  |
| --- | --- | --- | --- |
| Specialists involved in key personnel | | | |
| Name | Qualification | Professional experience of key personnel | |
| Time period | Field of Activity and Work Performed |
| 1. |  |  |  |
| 2. |  |  |  |
| 3. |  |  |  |

To substantiate the availability of workforce resources, the Participant shall submit written consents from the specialists included in the proposed team (clearly indicating in the submitted agreements the specialist’s involvement in the respective lot) regarding their engagement in the services to be provided, as well as copies of the specialists’ passports and qualification documents, including certificates issued by the RA Committee of Urban Development and other supporting documents.

The Participant’s qualification under this criterion will be considered satisfactory if they meet the conditions and requirements set forth in this sub-clause.

**The compliance of Participants with the qualification criteria will be assessed as follows:**

|  |  |  |  |
| --- | --- | --- | --- |
| **N** | **Qualification Criteria** | **Evaluation Scores** | **Requirements Established for Evaluation** |
| 1 | Professional experience (TA1) | 20-40 | The minimum threshold for evaluation is set at 20 points. The minimum score is awarded when two contract packages meeting the conditions specified in Clause 2.4.1 (“Conditions for Experience”) are submitted. Each additional submitted similar contract package will receive an additional 10 points. The maximum score cannot exceed 40 points.  Only fully completed (executed) contracts will be considered. |
| 2 | Workforce Resources (TA2) | 20-30 | The minimum threshold is set at 20 points. The minimum score is awarded if the specialists included in the core team submitted for evaluation of workforce resources meet the minimum requirements established by the Invitation. Each additional specialist presented will be awarded 1 extra point. The maximum score cannot exceed 30 points. |

The participants’ proposals are evaluated as follows:

a. The financial proposal of the participant who has submitted the lowest bid is awarded 100 points, while the points for the financial proposals of other participants are calculated using the following formula:

Where:

FM = points awarded for the financial proposal

LB = lowest bid

BP = bid price submitted by the participant being evaluated

b. The total score for each sufficiently qualified participant is calculated using the following formula:

Where:

TS = total score awarded to the participant

FM = points awarded for the financial proposal

TP = points awarded for the technical proposal (TP = TP1 + TP2)

The selected participant is the one who receives the highest total score (TS).

Failure of a participant to meet the non-financial minimum requirements constitutes grounds for rejection of the proposal and is considered a breach of obligations undertaken within the procurement process.

2.5 The contract to be concluded under this procedure may be executed through a subcontract. A party to the subcontract may not be a participant who has submitted a proposal for the same lot under this procedure.

2.6 Participants may participate in this procedure through joint activities (consortium). In such cases:

1. No party to a joint activity agreement may submit a separate proposal for the same lot. Failure to comply with this requirement will result in the rejection of both the consortium’s and the separately submitted proposals at the proposal opening session.
2. Participants in a consortium bear joint and several liability. If a consortium member withdraws from the consortium, the contract signed with the procuring entity is unilaterally terminated, and the provisions on liability established in the contract apply to the consortium members.

If a participant is selected as the winning participant, they must provide the contract security within the timeframe established under Article 35 of the Law, in accordance with the procedure set forth in the Invitation, equal **to 10% of the contract price[[1]](#footnote-1).**

1. ***The amount of contract performance security shall be determined by the responsible unit. It may not be less than ten percent of the contract price.*** [↑](#footnote-ref-1)