



LEPL MUNICIPAL DEVELOPMENT
FUND OF GEORGIA

Market Engagement Notice

Date: 7 August 2026
Country/Borrower: Georgia
Title of Proposed Project: Developing Resilient Infrastructure for Vibrant Economies (DRIVE)
Name and address of Executing Agency: Municipal Development Fund of Georgia (MDF)
E-mail: adbprocurement@mdf.org.ge

As part of the preparatory process for upcoming procurement, Municipal Development Fund of Georgia (MDF) is undertaking a Market Engagement to consult and interact with market players in construction of infrastructure. This notice is issued to inform and invite international and local companies to participate in this non-binding engagement process.

Objectives of the Market Engagement

The purpose of this engagement is to:

- Inform the market of an upcoming procurement opportunity;
- Provide an overview of the project scope, indicative procurement strategy, and anticipated civil works packages;
- Understand the market's capacity and interests;
- Gather feedback from industry participants on market capacity, technical and administrative/qualification considerations, and procurement approaches, among others; and
- Support the development of an effective procurement strategy that promotes value for money and broad participation of high-quality experienced bidders, promote fair and open competition in line with ADB's Procurement Directive (2026, as amended from time to time).

Project Description

The project aims to improve resilient infrastructure (including infrastructure providing basic services) and economic opportunities for underserved local communities across Georgia, including enhanced tourism potential, improved urban livability, and strengthened regional economic competitiveness.

The project focuses on developing climate-resilient and integrated urban infrastructure under two main components:

1. Green and Healthy Districts Development

2. Enabling Infrastructure for Cultural Heritage and Urban Regeneration

The project will have following outputs:

Output 1: Climate-resilient, inclusive urban infrastructure developed to enable cultural heritage restoration/conservation and urban regeneration at municipal level.

Output 2: Integrated basic services and municipal infrastructure improved to support development of green and healthy districts enabling establishment of the resilient, livable, and productive urban centers

Output 3. Institutional capacity for the project management and asset maintenance improved and private sector participation in resilient urban planning strengthened

It will upgrade underserved urban areas, coastline boulevards, public spaces, parks, cultural heritage sites, and construct multifunctional sports facilities. These investments are implemented together with essential supporting infrastructure such as roads, water supply, sanitation, drainage, and solid waste management systems to ensure complete, functional, and resilient urban systems.

The project implementation time is estimated at five (5) years. The project is expected to be financed by the Asian Development Bank (ADB).

Procurement Packages

Procurement for project implementation among other packages will comprise three large works packages. Envisaged scope of works within these packages as follows:

- Development of Kutaisi Central Park (80 ha);
- Construction of Kutaisi Sport Palace;
- Anaklia–Ganmukhuri coastal line Rehabilitation.

Development of Kutaisi Central Park:

The subproject comprises the construction of a new park, covering approximately 80 hectares. Interventions include: landscaping and creation of green and recreational spaces to international standards; installation of universal-access pathways, lighting, street furniture, bioswales, and stormwater drainage; construction of swimming pool; rehabilitation of river embankments with nature-based solutions to reduce flood risk; provision of public toilet facilities with gender-segregated and accessible design; and integration of food and beverage concession areas to support family business development. The design incorporates energy-efficient lighting systems and native vegetation to minimize maintenance costs. Tentative budget of the subproject is anticipated to be USD 31,387,000 without taxes.

Construction of Kutaisi Sport Palace:

The subproject involves the construction of a multifunctional sports and recreation complex replicating and expanding upon the revenue-generating model successfully established by the Kutaisi sports facility financed under LCIP. The Palace design includes 7,946 m² area covering sports halls suitable for basketball, volleyball, and martial arts; fitness and wellness facilities; an indoor swimming pool; spectator seatings; gender-

segregated and accessible changing facilities, public toilets, and family rooms; food and beverage concessions; parking; and connecting pedestrian and cycling infrastructure. All essential enabling infrastructure (water supply, sewerage, solid waste, road access) will be included in the subproject scope. The technical review confirmed adequacy of structural design, compliance with seismic standards, and incorporation of energy efficiency measures including roof insulation, double glazing, and LED lighting. Tentative budget of the subproject is anticipated to be USD 31,387,000 without taxes.

Anaklia–Ganmukhuri Rehabilitation:

Anaklia and the neighboring village of Ganmukhuri are small coastal settlements in Zugdidi municipality, on Georgia's Black Sea coast near the mouth of the Enguri River and about 30 kilometers from the regional center of Zugdidi. The representative subproject will transform approximately 66.5 hectares of currently underused shoreline between Ganmukhuri and Anaklia into a continuous, year-round public recreation corridor comprising children's play areas, outdoor sports fields and training spaces, recreational rest zones and green routes, bicycle and hiking trails, cultural and educational venues such as open stages and event spaces, and associated public and commercial facilities including park administration, catering, and retail. Works will include the construction and rehabilitation of buildings and small architectural objects, car parking, landscaping and dendrological works, and comprehensive supporting engineering infrastructure. The subproject will extend the project's reach to a lagging section of the Black Sea coast, raise welfare for local and domestic users through improved coastal recreation and amenity, and support regional development, public health, and resilience objectives. Tentative budget of the subproject is anticipated to be USD 37,664,000 without taxes.

The procurement process will commence in 2027 and follow ADB's Procurement Policy and Regulations.

Who Should Participate?

This engagement activity is open to:

- Experienced construction companies in large-scale infrastructure works (parks, sport palaces, promenades, etc.) development projects;
- Relevant engineering and technology providers; and
- Relevant Engineering and project management companies.
- Relevant joint venture partners

Note: the above-mentioned entities shall be from an ADB-member country.

Engagement Format

A virtual Market Engagement Conference will be held on **25 August 2026 at 12:00 Tbilisi time.**

How to Participate?

Companies that wish to take part in the virtual Market Engagement Conference are kindly asked to fill out and submit the Market Engagement Questionnaire on or before **20 August 2026** to adbprocurement@mdf.org.ge to have their participation registered.

The Market Engagement Questionnaire can be downloaded from https://drive.google.com/drive/folders/19PYM9CDsqugpRoePNLic_wFC_cV1DMP?usp=sharing

Registered companies will receive a link to connect to the conference.

Disclaimer: This engagement is for information-gathering purposes only and does not constitute a prequalification or invitation to bid. All discussions during the engagement will be non-binding and intended solely for consultation.