

REQUEST FOR EXPRESSIONS OF INTEREST (CONSULTING SERVICES – FIRMS SELECTION)

Republic of Armenia
Fourth Public Sector Modernization Project
Loan No.9338-AM

Assignment Title: Consulting Services for the Development and Standardized Criminal Court Building Concept Design and Immersive Digital Visualization Package

Reference No. (as per Procurement Plan): PSMP4-CQS-1.2.3

The Republic of Armenia (RA) has received financing from the World Bank toward the cost of the Fourth Public Sector Modernization Project (PSMP4), and intends to apply part of the proceeds for consulting services described in the present Terms of Reference.

The main objective of the assignment is to support the Ministry of Justice of Armenia (the Client) in developing a standardized concept design for a criminal court building and a corresponding immersive digital visualization package that can guide future procurement of detailed design and construction services. The concept design shall ensure that the future criminal court building is physically and technically ready to accommodate modern digital court administration and service delivery systems, in line with the Client's ongoing justice sector modernization agenda.

MORE DETAILS ON THE SERVICES ARE PROVIDED IN APPENDIX A “TERMS OF REFERENCE (TOR)” ATTACHED TO THIS REQUEST FOR EXPRESSION OF INTEREST.

Duration of the assignment: is about 2 months.

The Office of the Prime Minister of the Republic of Armenia now invites eligible consulting firms (“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.

QUALIFICATION REQUIREMENTS

To ensure successful delivery of the assignment, the Consultant shall demonstrate multidisciplinary technical capacity in architectural planning, engineering, court operations, visualization, and concept-level costing. The Consultant has flexibility to propose the most effective team composition, provided that the minimum qualifications below are satisfied. The consulting firm must also demonstrate the institutional capacity to ensure high technical quality, effective coordination with stakeholders, and full compliance with Armenia’s legal and regulatory framework.

The Consulting firm must meet the following minimum qualifications:

- At least 5 years of demonstrated experience in architectural, engineering, or multidisciplinary consulting services related to public buildings, secure facilities, or other complex institutional buildings.

- Proven experience in preparing concept designs, design briefs, or architectural planning packages for buildings of comparable complexity, including multi-user public facilities with security and circulation requirements.
- Demonstrated experience in three-dimensional architectural visualization and digital presentation of design concepts, including renderings and immersive or interactive walkthrough solutions.
- Successful completion of at least two assignments of similar nature, size, and complexity.
- Capacity to provide a multidisciplinary team covering architecture, engineering, court planning, security, accessibility, visualization, and cost estimation.

Note: All presented experience must be supported by documented evidence, including a list of relevant assignments specifying the project title, client, year, duration, Consultant's role, scope of services, and funding source. At least two assignments must be of comparable nature, size, and complexity. Supporting documentation — such as contracts, deliverables, reference letters, or completion certificates/acts, should be presented.

THE CONSULTANT'S CORE STAFF/EXPERTS WILL NOT BE EVALUATED AT THIS STAGE.

The attention of interested Consultants is drawn to Section III, paragraphs, 3.14, 3.16, and 3.17 of the World Bank's "Procurement Regulations for IPF Borrowers" November 2020 ("Procurement Regulations"), setting forth the World Bank's policy on conflict of interest.

Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.

A Consultant will be selected in accordance with the Consultants Qualifications-based selection method set out in the Procurement Regulations.

Further information can be obtained at the address below during office hours 09:00 to 18:00.

Expressions of interest must be delivered in a written form to the address below (in person or by e-mail) by May 14, 2026 (18:00 local time).

*Attn: Mr. Aharon Mkrtchyan
PSMP4 Project Manager
Office of the Prime Minister of RA
Address: Government House 1, Republic Square
(1-st Floor, Room 115, 117)
Country: Republic of Armenia
Telephone: (+374 10) 515931
e-mail: info@psmp.am*

ANNEX A

Terms of Reference

Consulting Services for the Development and Standardized Criminal Court Building Concept Design and Immersive Digital Visualization Package

1. Background

The Republic of Armenia (RA) has received financing from the World Bank for the implementation of the Fourth Public Sector Modernization Project (PSMP4) and intends to spend part of the allocated funds for the consulting services described in the present Terms of Reference.

The Government of the Republic of Armenia is pursuing broader justice sector reforms aimed at strengthening the rule of law, improving judicial efficiency, and increasing public trust in court services. A key part of this agenda is the modernization of judicial infrastructure so that court facilities better reflect the needs of users, the requirements of judicial administration, and modern standards of accessibility, safety, and functionality.

Armenia's court infrastructure remains uneven in quality and, in many locations, does not adequately support efficient and secure judicial service delivery. The World Bank's produced policy note on justice infrastructure highlights the absence of comprehensive court-specific design standards and recommends that future investments be guided by clear principles of accessibility, suitability, effectiveness, flexibility, sustainability, uniformity, and safety. It also emphasizes the need for proper separation of public, restricted, and secure circulation; integration of Information and Communications Technology (ICT) and security systems; and room programming tailored to court operations, particularly in criminal proceedings.

In this context, the Ministry of Justice intends to procure consulting services to prepare a standardized concept design for a criminal court building that can serve as a reference model for future capital investment and construction procurement. The assignment is expected to translate the policy guidance into a practical architectural and functional concept, including layout logic, indicative technical solutions, and a high-quality digital visualization package that allows decision-makers to understand and validate the proposed building before launching subsequent procurement processes.

The assignment is concept-level in nature. It is not intended to produce final working drawings or full construction documentation. Rather, it will produce a sufficiently developed and visually clear package that defines the spatial program, user flows, core technical assumptions, design standards, and visual identity of a standardized criminal court building, and that can later be used as an input into detailed design and construction procurement.

This assignment is closely linked to the Ministry of Justice's ongoing reform to develop a Unified Court Administration and Case Management System (UNICOURT), aimed at replacing today's fragmented judicial ICT landscape with a unified and scalable digital platform. The standardized criminal court building concept should therefore be developed as part of a broader justice modernization agenda, ensuring that the future building is physically and technically ready for digital case management, courtroom Audiovisual (AV) and recording, secure connectivity, access control, surveillance, and other infrastructure needed for modern court administration and service delivery.

2. Objective(s) of the Assignment

The main objective of the assignment is to support the Ministry of Justice of Armenia (the Client) in developing a standardized concept design for a criminal court building and a corresponding immersive digital visualization package that can guide future procurement of detailed design and construction services. The concept design shall ensure that the future criminal court building is physically and technically ready to accommodate modern digital court administration and service delivery systems, in line with the Client's ongoing justice sector modernization agenda.

More specifically, the assignment aims to:

- Develop a standardized concept design for a criminal court building that reflects Armenia's judicial infrastructure policy directions and applicable national construction requirements, and that integrates the physical and technical readiness requirements for digital court administration and service delivery;
- Prepare a concept design package, including drawings, room programming, technical design assumptions, and indicative cost parameters, incorporating ICT infrastructure requirements, suitable for use in future procurement preparation; and
- Produce an immersive digital visualization package, including three-dimensional renderings and a Virtual Reality (VR) -compatible walkthrough or equivalent, to support review, communication, and decision-making by the Client and other stakeholders.

3. Scope of Services and Tasks

The Consultant shall work closely with the Client and other designated stakeholders to prepare the standardized criminal court building concept. The assignment shall include, at minimum, the following tasks:

- a) Review all available materials provided by the Client, including the justice infrastructure policy note, any relevant strategic and planning documents, applicable Armenian construction and accessibility norms, and the concept proposal describing the expected conceptual design and visualization stages,
- b) Analyze the functional requirements of a criminal court building, including courtroom operations, detainee handling, public access, judicial workspaces,

archives, service areas, and the needs of prosecutors, lawyers, witnesses, and vulnerable users.

- c) Define the functional program and spatial brief for the standardized criminal court building, including an area schedule, room data requirements, and the relationship between major zones and sub-zones.
- d) Prepare concept-level site planning and site adaptation principles, including assumptions regarding access, entrances, parking, service access, detention access, security stand-off requirements where feasible, topography, utilities, including external connectivity and data infrastructure provisions, and future expansion potential. Unless otherwise instructed by the Client, this task shall be carried out as a standardizable planning framework rather than a site-specific design exercise.
- e) Develop concept-level architectural drawings for the standardized building, including zoning diagrams, floor plans, indicative sections, key elevations, circulation diagrams, and principal interior spatial arrangements, clearly identifying spaces designated for ICT infrastructure.
- f) Prepare a concept design for the principal components of the building, including but not limited to: public entrance and lobby; registry and intake area with digital service delivery counters; criminal courtrooms equipped for AV, recording, and digital evidence presentation; judges' offices and support spaces; waiting and consultation spaces; custody and holding areas; electronic document archive and records management rooms; staff areas; security spaces; dedicated ICT and server rooms; and technical/service rooms.
- g) Integrate concept-level requirements for structural approach, Mechanical, Electrical, and Plumbing (MEP) systems, Heating, Ventilation, and Air Conditioning (HVAC), lighting, acoustics, IT and AV infrastructure, including network cabling strategy, courtroom AV and recording systems, Closed-Circuit Television (CCTV) and access control, backup power assumptions, fire safety, accessibility features, and sustainability measures.
- h) Develop indicative interior standards for core spaces, including AV and recording-enabled courtroom layouts, public waiting zones, reception and screening areas including digital service delivery counters, judges' work areas, and detainee-related spaces, ensuring consistency with the functional and security concept.
- i) Prepare an indicative concept-level cost estimate and cost drivers analysis for the standardized building, based on the approved functional program and area schedule. The estimate shall clearly state assumptions, exclusions, and the level of accuracy expected at concept design stage.
- j) Prepare a high-quality digital visualization package consisting of: (i) a coordinated three-dimensional model; (ii) exterior and interior renderings of key spaces; and (iii) an immersive VR-compatible walkthrough or equivalent interactive presentation format allowing the Client to review the concept spatially. Where appropriate, the Consultant may use AI-assisted visualization tools to enhance the communication of the concept. However, any such outputs must remain faithful to

- the approved design logic, dimensions, and technical assumptions and shall not substitute for professional architectural judgment.
- k) Present interim and final outputs to the Client and other stakeholders; collect feedback; and revise the concept package accordingly.
 - l) Provide recommendations on how the approved concept package should be used in the next stage, including procurement of detailed design, site adaptation, and eventual construction

The Consultant shall ensure that the outputs are sufficiently detailed to support strategic decision-making and procurement preparation, while clearly distinguishing concept design outputs from later-stage detailed design documentation.

4. Expected Deliverables

The Consultant shall provide the following deliverables:

1. **Inception Report and Work Plan** - *due within 1 week of contract signing*. Outlining the proposed methodology, timelines, and key milestones
2. **Draft Concept Design Package** - *due within 2 weeks of approval of Deliverable (1)*. Including validated room list and area schedule, adjacency logic, circulation principles, design criteria, planning assumptions
3. **Draft Immersive Visualization Package** - *due within 1 week of approval of Deliverable (2)*. Including VR-compatible walkthrough or equivalent interactive presentation, plus refined exterior and interior visualizations of key spaces
4. **Final Concept Design and Visualization Package** - *due within 4 weeks of consolidated comments on Deliverables (2) and (3)*. Including final revised concept package, finalized drawings and diagrams, final renderings, final VR walkthrough, final area schedule, concept-level cost estimate, and next-stage procurement recommendations.

5. Qualification requirements

To ensure successful delivery of the assignment, the Consultant shall demonstrate multidisciplinary technical capacity in architectural planning, engineering, court operations, visualization, and concept-level costing. The Consultant has flexibility to propose the most effective team composition, provided that the minimum qualifications below are satisfied. The consulting firm must also demonstrate the institutional capacity to ensure high technical quality, effective coordination with stakeholders, and full compliance with Armenia's legal and regulatory framework.

The Consulting firm must meet the following minimum qualifications:

- At least 5 years of demonstrated experience in architectural, engineering, or multidisciplinary consulting services related to public buildings, secure facilities, or other complex institutional buildings.
- Proven experience in preparing concept designs, design briefs, or architectural planning packages for buildings of comparable complexity, including multi-user public facilities with security and circulation requirements.

- Demonstrated experience in three-dimensional architectural visualization and digital presentation of design concepts, including renderings and immersive or interactive walkthrough solutions.
- Successful completion of at least two assignments of similar nature, size, and complexity.
- Capacity to provide a multidisciplinary team covering architecture, engineering, court planning, security, accessibility, visualization, and cost estimation.

Note: All presented experience must be supported by documented evidence, including a list of relevant assignments specifying the project title, client, year, duration, Consultant's role, scope of services, and funding source. At least two assignments must be of comparable nature, size, and complexity. Supporting documentation — such as contracts, deliverables, reference letters, or completion certificates/acts, should be presented.

The Consulting firm shall have sufficient technical and operational capacity to carry out the services effectively, including appropriate software, modelling tools, coordination capacity, and qualified personnel. The following key experts are required:

(i) Team Leader / Senior Architect

- Advanced degree in Architecture or a related field.
- At least 5 years of professional experience in building design and multidisciplinary coordination.
- Proven experience leading at least 2 concept design or planning assignments for public or institutional buildings.
- Strong coordination, presentation, and stakeholder management skills.
- Knowledge of Armenian is required, and knowledge of English is preferred.

(iii) Structural / Civil Engineer

- Relevant engineering degree.
- At least 5 years of experience in structural or civil design for public or institutional buildings.
- Experience in at least 1 assignment involving seismic resilience considerations in concept or detailed design.

(iv) MEP / Building Systems Engineer

- Relevant degree in mechanical, electrical, or building services engineering;
- At least 7 years of experience in mechanical, electrical, plumbing, HVAC, and building systems design.
- Experience with energy-efficient and resilient building systems is an asset.

(v) Security Systems and ICT / AV Expert

- Relevant degree or professional qualification in security systems, ICT infrastructure, AV systems, or a related field.
- At least 5 years of experience in planning security and technology systems for public, judicial, or secure facilities.

- Experience with CCTV, access control, courtroom AV, communications, and backup power assumptions is required.

(vi) Accessibility / Universal Design Specialist

- Relevant qualification in accessibility, inclusive design, architecture, or a related field.
- At least 5 years of experience advising on accessibility and inclusive public building design.

(vii) 3D Visualization / VR Specialist

- Relevant qualification or demonstrated professional experience in architectural visualization, 3D modelling, immersive environments, or a related field.
- At least 5 years of relevant experience producing high-quality architectural renderings and walkthroughs.
- Experience in VR-compatible or interactive design presentation tools is required.

(viii) Cost Estimation / Quantity Surveying Expert

- Relevant degree or professional qualification.
- At least 5 years of experience in concept-level costing, quantity surveying, or construction cost estimation for buildings.
- Experience in preparing indicative cost estimates based on preliminary designs is required.

6. Reporting Requirements and Time Schedule for Deliverables

The Consultant shall report directly to the designated representative of the Client. In addition to the formal deliverables, the Consultant shall submit brief weekly progress notes, maintain records of key meetings, and remain available for regular coordination meetings with the Client.

The Consultant shall present the main findings and design outputs at key milestones and incorporate consolidated written comments from the Client into revised versions of the deliverables.

All narrative deliverables shall be submitted in editable electronic format. Drawings and visual materials shall be submitted in both editable source format and PDF or other presentation-ready formats acceptable to the Client.

Indicative overall duration of the assignment: approximately 2 months from contract signing, unless otherwise agreed by the Client in the Contract.

The timeline may be adjusted by the Client depending on consultation needs, review cycles, and procurement planning requirements, provided that the overall logic and sequencing of the deliverables is maintained.

7. Contract, Liaison Arrangements and Payment schedule

The Client is the Ministry of Justice of the Republic of Armenia (MOJ), as well as the Office of the Prime Minister of Armenia. The MOJ is responsible for accepting the services

provided by the Consultant under this Assignment, and is therefore also responsible for signing the relevant acceptance document for those services. The Office of the Prime Minister is responsible for making all payments related to this Assignment, based on the payment request submitted by the Consultant, the acceptance of the delivered service, and the approval of that service (or relevant phase) by the MOJ. All expenses, related to office space, software, equipment, communication, travel, modelling, visualization, presentations, and other assignment-related expenses shall be covered by the Consultant.

- **Draft Payment Schedule:**

- 30% of the total Contract Price shall be paid upon submission and approval of Inception Report and Work Plan

and

- 30% of the total Contract Price shall be paid upon submission and approval of the Deliverables 2 and 3

and

- 40% of the total Contract Price shall be paid upon submission and approval of the Final Concept Design and Visualization Package