

## R42 DEVELOPMENT, Tbilisi, Georgia

<b>Service(s)</b>	Representative of the owner Project Management
<b>Project data</b>	
<b>Project Timeframe</b>	2007 - 2008
<b>Plot Size</b>	4.000 m <sup>2</sup>
<b>GFA</b>	35.000 m <sup>2</sup>
<b>Investment Volume</b>	\$ 52 M
<b>Consultant(s)</b>	Carsten Grauel and Matthias Beyer
<b>Client</b>	CBR Capital Ltd.



The planned retail and office building is located in the direct heart of the Georgian capital Tbilisi at the rose revolution square. The front part is a protected building, the back side part will be new constructed with a larger garage under a public square.

The scope of service provided for the developer CBR Capital Ltd. started with the predevelopment and the following points:

- Coordination of the local branch of the developer in Tbilisi
- Advising the branch in all technical cases and in involving surveyors and other specialists
- Completion of the planning team in Georgia and Germany
- Contract management
- Installing of a web based document management system for the whole project team (Georgia and Germany)
- Generating a master schedule and a planning schedule – controlling the schedule
- Steering of planning process
- Preparing the necessary documents for a loan agreement and negotiating them with the bank
- Coordination and controlling of a research study of the local market (JLL)
- Monthly reporting