

R42 DEVELOPMENT, Tbilisi, Georgia

Service(s)	Representative of the owner Project Management
Project data	
Project Timeframe	2007 - 2008
Plot Size	4.000 m ²
GFA	35.000 m ²
Investment Volume	\$ 52 M
Consultant(s)	Carsten Grauel and Matthias Beyer
Client	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