

Invitation for Prequalification for Construction of the Serpentine Road for Bigova Bay Project

Project: Bigova Bay, Infrastructure
Name: Construction of the Serpentine Road for Bigova Bay Project
Location: Municipality Kotor, Montenegro
Employer: BBI Development d.o.o., Stari grad 301, Kotor, Montenegro

Bigova Bay Project is developing a luxury touristic destination at the location of peninsula across the Bigova settlement in cadastral municipality Glavatičići, Municipality of Kotor - Montenegro. The area of Cape Trašte, which covers an area on land of over 120 ha, is planned as a tourist complex - "mixed use resort", with the most luxurious accommodation facilities, hotels, villas, retail park, and beaches. As a completely undeveloped and authentic natural environment, Cape Trašte i.e. Bigova Bay peninsula is characterized by a predominantly hilly terrain covered with maquis with a relatively steep slope towards the sea and a rocky coast.

In the previous period, an access road was constructed in length of 882m that connects existing two-lane road to Bigova settlement with the border of peninsula along with all installations in the roadbed that are necessary for connection of peninsula to the public systems. By the end of third quarter of 2025, primary infrastructure (water supply, 35kV cables and telecommunications) of the approximate length of 6.5km shall be operational. With these two works contracts executed, the peninsula will be fully equipped with connecting infrastructure. The secondary infrastructure systems on peninsula are defined in the planning documents: Changes and Amendments of the DSL "Sector 38-Bigova" and LSL "Trašte".

As a next step, BBI Development wishes to commission the works for construction of the serpentine road "C" as first road on the peninsula leading to the planned hotel area.

SCOPE:

The total length of the serpentine road "C" is 900m. Road is designed with one lane of 5m with two serpentes, and shoulders of min 1.5m and berms of min 1.0m. It is planned that the entire width of the road cross-section has the function of a vehicular-pedestrian surface, considering the concept of "calming traffic" in the resort, with pedestrian banks, lighting and landscape architecture. Based on the Conceptual design of infrastructure on BB Peninsula that was made in 2022 (the conceptual design is currently being harmonized with the new Master Plan), the indicative list of planned infrastructure in the road bed is as follows: Water supply pipeline PEHD d180mm; Sewerage pressure pipeline PEHD d160mm; Sewerage gravitation pipeline PEHD d180mm; Stormwater pressure pipeline PEHD d355mm; Stormwater gravitation pipeline PEHD d400mm; Irrigation pipeline PEHD d40mm; High & Low Voltage installations incl. public lighting (el. cables with PEHD pipeline); Extra-Low Voltage installations (telecommunication cables with PVC pipeline).

The construction of the serpentine road "C" shall be executed in several phases, whereby the first phase that will be contacted will have the function of a "dirt" road for and during construction of the planned hotel.

Companies are now being prequalified for the construction scope of work that covers 900m of the serpentine road with all planned installations in the roadbed. Works contract shall be based on FIDIC Conditions of Contract.

PQ DOCUMENTS:

The PQ documents in English language can be obtained in electronic form from BBI Development d.o.o. by sending a request email to the contact indicated below.

The PQ documents will be available from **07.07.2025. Submission date is 28.07.2025, 12:00.**

CONTACT:

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