#### Consultant for restoration study (Avant-Projet)

#### BINA project – On-the-job training Hammam Al Nouri

#### Lebanon

**CONTEXT**

The European Institute for Cooperation and Development (IECD) is a French non-governmental organization (NGO) founded in 1988 and operating in the field of social and economic development in partnership with local institutions. IECD’s main sectors of action are vocational training and professional integration, assistance to micro and small enterprises, and access to education for the most vulnerable. IECD has been operating In Lebanon since 1989 and opened a regional office in Beirut in 2007.

Semeurs d’Avenir ([SDA](http://www.sda-lb.org/)), association created in 2010, is the operational partner of the IECD. As part of its partnership with IECD, SDA implements projects in the field of entrepreneurship, education, training, and professional integration.

BINA was created in 2021. The aim of this project is to enhance socio-professional integration of vulnerable populations while training them on a site in order for them to become apprentices in a trade of their choosing. BINA specializes in heritage preservation and energy efficiency/construction techniques. This project targets beneficiaries from vulnerable backgrounds, with ages varying from 18 to 35.

**To support this project, IECD and SDA are soliciting proposals from qualified experts specialized in the field of restoration to conduct a study on the Hammam Al Nouri building, situated in the old city of Tripoli. The study should include a clearly defined scope, budget, and timeline for the restoration project.**

**SCOPE OF WORK FOR THE CONSULTANT**

The consultant selected through this proposal should arrange visits to the Hammam Al Nouri in Tripoli to conduct comprehensive site inspections and assessments for the study of the building in question.

* Conduct visual inspections of the Hammam Al Nouri building in Tripoli, gathering necessary data through indoor and outdoor walk-throughs.
* Undertake a historical study of the building and develop a restoration and conservation strategy, including objectives, future reuse plans, priorities, and action steps.
* Perform a comprehensive survey of the building, identifying structural and non-structural damages, and map out required interventions.
* Identify traditional and non-traditional trades needed for interventions and provide a list of potential actions.
* Update architectural drawings to reflect proposed building reuse.
* Offer recommendations and interventions for electrical and mechanical improvements.
* Propose enhancements for outdoor spaces.
* Develop a clear list of interventions with budget estimation while also providing support in planning and phasing strategy for the restoration project.

Continuous communication must be maintained between the IECD team and the consultant.

**DELIVERABLES**

IECD anticipates that the selected consultant will deliver a historical building assessment report highlighting the restoration and conservation strategy and design recommendations, as well as a Bill of Quantities (BOQ) providing estimated pricing for potential interventions identified during the assessment study.

The study should be submitted in soft copy and include, but not be limited to, the following components:

* Historical overview report: Documentation of building typology, materials and construction techniques, relationship with urban context, dating and stages of construction and interventions, and values of the building.
* Strategy of restoration and conservation: Objectives of the restoration, future reuse of the building, priorities, and plan of actions.
* Internal and external building survey, including assessment of structural and non-structural damages.
* Floor and roof plans, sections, and elevations.
* Descriptive sheets: general description sheet and rooms description sheets.
* Damages mapping: mapping of building damages, including structural, external elevations, internal walls, ceilings, tiling, and carpentry.
* Intervention mapping highlighting the necessary structural reinforcement and improvements to external elevations, internal walls, ceilings, and to the different components of the building.
* Mapping of existing traditional components including carpentry elements, glass elements, lime plaster, paint, tiles… and list of potential interventions.
* Proposal for the proper reuse of the building.
* Method statements: global method statement including details for each intervention.
* Carpentry: schedule of existing wooden element and proposal drawings for missing items.
* Electrical and mechanical improvement recommendations and potential interventions.
* Proposal for the improvement of outdoor spaces.
* BoQ, budget, general specifications, and assistance in planning, timeline, and phasing strategy.

**The quotation proposal can only be submitted after visiting the Hammam Al Nouri building.**

**PROFILE**

**Background and Qualifications:**

* Architect specialized in the restoration field.
* Minimum 10 years of experience in the restoration of heritage buildings.

**Recommended skills and competencies:**

* Organizational skills
* Analytical skills
* Good communication skills (oral and written)
* Fluent in Arabic and English, French is a plus
* Ethical and professional integrity

**HOW TO APPLY**

**Technical proposal:**

Interested firms and consultants are invited to submit their proposal in English based on the TOR, the proposal should include:

* CV
* Portfolio including experience with similar projects in the past
* List of previous clients

**Financial proposal:**

A detailed financial offer as per RFQ that includes all fees or expenditures in a table, the financial offer should include the payment methods and all the needed information for payments.

**PAYMENT TERMS**

Payment schedule to be defined at the contract stage based on mutual agreement between consultant and SDA.

Payment will be made within 15 working days after submitting the invoice.

In case the consultant is not registered with the Ministry of Finance, a deduction of 8.5 % should always be considered.

**The consultant to select one of the below payment modalities and to mention it in the RFP:**

* **Payment through bank transfer to Bank Audi account**, if the supplier has a Bank Audi account. This modality imposes zero transfer charges.
* **Payment through Bank transfer to bank other than Audi** if the supplier doesn’t have Audi Account. The supplier must bear the charges fees.
* **Payment through OMT:** Supplier to bear the fees imposed by OMT**. The fee is 2.3% from the total amount of the invoice.**

**EVALUATION CRITERIA**

A technical evaluation will be conducted to all the bidders based on the above technical proposals submitted.

The weighted evaluation will be done as below:

* Technical aspect that includes professional experience and availability; grade: 70% of the total evaluation
* Financial Proposal grade: 30% of the total evaluation
* Consultants who submit quotations and while not meeting the requirements will be automatically disqualified.
* The consultant should be available immediately for the start of the study, while showing availability for 2024 and 2025.

The technical evaluation grading will be based on the below:

|  |  |
| --- | --- |
| **Qualifications** | **Scale** |
| Professional Experience and previous work dealing with heritage preservation projects (CV and portfolio) | 70% |
| Similar experience in the Ottoman fabric of Tripoli or Saida | 30% |

**OTHER INFORMATION AND DEADLINE FOR SUBMISSION**

**The consultant will be working with BINA team, in coordination with the project manager.**

**Job Location:** Tripoli

**Contract Type:** Consultancy

**Starting date**: As soon as possible

**Expected Submission date for the quotation:** August 13th, 2024.

**Expected Submission date for the study:** 8 weeks from contract signature date.