

### Building Specifications

<b>Preferred Location</b>	Zahle (most preferred), Industrial zone, in Zahle
<b>Lease period</b>	Initial 3 years with possibility of 2 additional years extensions
<b>Space available for offices purposes</b>	About 1,110 sqm The building should have space for conference rooms sufficient for 80 persons (seated, theatre style), space for cafeteria sufficient for 50 persons (seated at tables of max. 6 persons each). The breakdown of space should be provided per floor including basement.
<b>Space available for parking</b>	525-625 sqm Parking lot should have spaces for 25 or more vehicles. Underground parking preferred but can be combination of underground and over ground. If possible, there should be a space on the sides of the road in the front or nearby the building for private parking of UNHCR staff.
<b>Age of building</b>	The building should be 1 to 10 years old. New and unused building is preferred.
<b>State of building</b>	Ready for immediate occupancy. Permanent foundations shall be provided. Footings and foundation walls shall be concrete. The building should have access to an empty lot for emergency exit.
<b>Location Status and Surroundings</b>	Close proximity of emergency and medical points: ISF stations, Fire Brigade posts, hospitals and medical centres. The building should have a standoff distance from other Residential buildings and offices of political figures: 15 to 20 meters. The building should have reasonable space around it and it should not be attached/joined to a neighbouring building. The building should be easily accessible for public transportation.
<b>Perimeter fence for the building</b>	In order of preference, reinforced concrete wall, brick wall
<b>Electrical supply for the building</b>	The building electrical network must be legally connected to the EDZ. There is enough place to accommodate four generators. Estimated m2 is 125 sqm.
<b>Water supply for the building</b>	Regular city supply with provision for filtration, underground reserve tank to accommodate the need of the building with full occupation, added consideration for a water well connected to the network of water in the building.
<b>Roof Top</b>	The finishing of the roof top should be smooth, tiled and clean. It should provide space and capacity to install HF/VHF Radio Antenna.
<b>Access</b>	A minimum of two accesses to the building
<b>Drainage system and Sanitary Sewerage System</b>	Drainage system connected to local public network. The sanitary sewerage system shall be connected to the public sewer. It shall be capable of collecting and removing all sewerage from the site area without creating any harmful conditions.
<b>Electrical Cabling</b>	The building shall include an adequately sized electrical distribution system (primary and secondary). Electrical cabling must be professionally completed with no hanging and disarranged cables. Fire alarm system, firefighting system (hose) and water sprinkle system must have been installed. False ceiling, where necessary should have been installed. All rooms must have electric bulbs, tube lights and other lights installed. High power security lights should have been installed outside the building and in the roof, tops as required. The building shall be equipped with an earthing system.
<b>Architectural Report</b>	A structural building report should be presented. The building should be compatible with all public safety standards

### Empty Land Specifications

<b>Preferred Location</b>	Zahle (most preferred), Industrial zone, in Zahle
<b>Lease period</b>	Initial 3 years with possibility of 2 additional years extensions
<b>Empty Space where prefabricated structures can be placed</b>	About 3,000 sqm. Must be in the close vicinity of the building in Requirement A, with perimeter wall or fencing, connected to access or main road. Can be one or two pieces with the above sqm space but must be close to each other, joined preferred.