

Term of Reference

Documentation and Restoration of Al-Madrassa Al-Jawhariya and Ribat Al-Kurd Façade in the Old City of Jerusalem

1- Project name:

Restoration of Al-Madrassa Al-Jawhariya and Ribat Al-Kurd Façade in the Old City of Jerusalem

2- Objectives:

- 2.1. Survey, documentation and scientific analysis of the of Al-Madrassa Al-Jawhariya and Ribat Al-Kurd Façades near Bab El-Hadid inside the Old City of Jerusalem .¹
- 2.2. Supervision and Execution of the restoration intervention of **Al-Jawhareya School and Ribat Al-Kurd** .
- 2.3. Capacity building through training of 4 workers on site during the actual restoration work on stone restoration².
- 2.4. Capacity building through short term training of at least 8 engineers and architects in the field of stone restoration and documentation.

3- Expected outputs:

3.1. Survey, documentation and scientific analysis of the main Façades of **Al-Jawhareya School and Ribat Al-Kurd** in the Old City of Jerusalem including:

- a) Detailed documentation of the facades including AutoCAD drawings format and pdf format and photos in addition to the technical report.
- b) Detailed documentation (state of conservation) and analysis of all pathologies and other deterioration and endangering factors and issues pertaining to the State of Conservation of both facades in AutoCAD and pdf format and photos in addition to the technical report. In addition to historical analysis.

¹ The buildings currently show a bad state of preservation: writings and paintings are covering the surface, chemical and atmospheric agents left black crusts and stains. What really compromises the integrity of the buildings is the marked degradation of the stone, strongly damaged with important gaps due to desegregations and detachments, pulverization, salt efflorescence's, exfoliations, frustrations, stains. The gaps also interest the bas-reliefs.

² The training will be about 6-month full time.

- c) Detailed Conservation plan and interventions.
- d) Historical study of the main stages of the buildings.
- e) Take samples and analyze them in the process mentioned above.
- f) Plan the actual work on site and partake in the supervision and implementation of restoration works and the trainings at the main Façades.
- g) The consultant shall examine and study the façade's decay and take samples to analyze the materials and include the result in the final report. The consultant with the client shall set up the work plan schedule and the restoration methodologies. In addition to 4 (Workers / trainees) for the work.
- h) Equipment's and restoration materials, in addition to the scaffolding will be provided depending on the detailed list of materials and equipment's sent by the consultant in the first report.
- i) The intervention will eliminate the writings, the black crusts, the cement stuccoing and everything else which can disturb the vision, as for example, the electric cables. The intervention on the stones will include desalinization, depth and superficial consolidation, removal of the cement stuccoing, lime stuccoing and protective products.
- j) All reports and documents should be checked, reviewed and edited by professional English Editor and should be in English unless stated otherwise.
- k) Three brief reports in Arabic also is required (before, during and after completion of restoration works).

3.2. Training courses

3.2.1 Short Term training (average 4 working days): at least 8 engineers and architects in the field of stone restoration should be trained on Stone restoration including documentation and mapping decay of the state of conservation. The training should include theoretical session, practical and on-site session and trainee/training evaluation. If the training will be in a language other than Arabic, the consultant should provide translation to Arabic (included in the price offer). The consultant should provide C.V of the trainer, program of the training, photos in high resolution, attendance sheet, light hospitality. The consultant should submit Report about training in English and the training certificates and trainee/training evaluation.

3.2.2 Long term Training (6 month on-site): training of 4 workers on site during the actual restoration work on stone restoration. The training should be practical (about 6 months) and theoretical (average 4 working days). The trainees should be involved in delivering part of the work under the direct and full supervision of the consultant. The consultant is fully responsible of all the deliverables including C.V of the trainer. If the training will be in a language other than Arabic, the consultant should provide translation to Arabic (included in the price offer). The consultant should provide photos in high resolution, attendance sheet, the consultant should submit Report about training in English and the training certificates and trainee/training evaluation. If the training will be in a language other than Arabic, the consultant should provide translation to Arabic (included in the price offer).

4- Façade Drawings

The below elevation shows the buildings which are included in the project (the rose rectangles and the blue one is still pending):



5- Project photos



Al-Madrassa Al-Jawhariya and Ribat Al-Kurd Façade

6- General Submission Requirements

- 7.1. The name of the Owner is: **Jerusalem Old cities Revitalization program / Taawon.**
- 7.2. Proposal title is: **Restoration of Al-Madrassa Al-Jawhariya and Ribat Al-Kurd Façade in the Old City of Jerusalem ..**
- 7.3. Technical and financial proposals required and should be submitted **separately in 2 closed envelops.**
- 7.4. Additional information in the Technical Proposal includes detailed CV that includes all the projects, all the staff, registration.
- 7.5. Technical and Financial proposals should be valid for **150 days** at least.
- 7.6. The Financial offer should include all costs (flight tickets, country entry fees, , currency differentials and insurances, transportation, accommodation, logistics, sundry's...).
- 7.7. Taawon is not responsible to issue visa and / or country entry permission.

7- Proposals Submission date

Submission of technical and financial proposals should be on Wednesday 20th of November 2019, to Taawon offices in Ramallah.

8- Clarifications

Any requested clarification or questions should be submitted to waocjrp@taawon.org till Sunday 17th of November 2019, and the answers will be sent by mail Monday 18th of November 2019.

9- Project Duration

Project Implementation Period 225 calendar days , (the project -if approved- is initially expected to start on April 2020).

10- Project insurances and guarantees

- 11.1. Performance Bond guarantee with an 10% of the contract value should be submitted by the winner consultant within 28 days of issuing the initial awarding letter.
- 11.2. The winner consultant should issue an insurance policy that covers any material and equipment's damages.
- 11.3. The winner consultant should issue an insurance policy that cover his team and third parties against accidents.

11- Project payments

The client will issue 6 payments as follow:

1st payment 15% of the contract value upon approval of the detailed scheduled work plan.

2nd payment 15% of the contract and receiving the 1st report including the list of material and should be submitted in a matter of 21 calendar days after signing the contract s.

3rd payment 15% of the contract value after starting restoration work and the finalizing the 1st training course

4th payment 15% of the contract value after completion of about 50% of the restoration works.

5th payment 20% of the contract value after completion of the restoration work and submission of the monthly reports.

6th payment 20% of the contract value after submission and approval of the Final Comprehensive Report and requested documents in reference to the main expected outputs and after the approval of the owner.

12- Delays and penalties

The anticipated ceiling for the project implementation period is 225 calender days .

If the owner decided that the delay is due to the Consultant's negligence, the consultant will be liable to liquidate damage of 10% maximum percentage of the final contract value (0.005 per working day) after that the owner has the right to terminate the contract and he will not be liable for any payments after the end of that period.

The owner has the right to refuse to extend the implementation period , and terminate the contract due to negligence of the Consultant at any time , and liquidate the performance bid bond and the owner will not be liable for any payments after the end of the implementation period.

13- Reporting

The Consultant is to submit the following reports and information to the client

- 13.1. Submission of the detailed list of materials and equipments needed to be used for the restoration of the façade in a matter of 21 calender days after signing the contract.
- 13.2. Submission of the first technical report including the preliminary studies of the documentation, analysis and samples of the façade in a matter of 21 calender days after signing the contract
- 13.3. Submission of the comprehensive documentation report and intervention and its approval from the 1st party or after the completion of the scaffolding and initiation of the actual restoration work including the following(each delivered in separate document) :
 - 1- Drawings and photos in AutoCAD format, pathology plans categorized with approved legend.
 - 2- Report in PDF and ms word formats.
 - 3- Categorized high resolution photos.
- 13.4. Submission of the monthly report for the period of restoration work which should include - a general statement on the progress achieved, summarizing the work performed by each member of the Consultant's team

- 13.5. Submission and approval of the Final Comprehensive Report and approval from the 1st party (client) including drawings and photos in AutoCAD, pdf and ms word formats in addition to high resolution photos delivered separately for each of the of them after completion of the actual restoration works including also the following(each delivered in separate document for before and after restoration) :
- 13.6. All reports should be checked, reviewed and edited by professional English Editor.
- 13.7. All documents (AutoCAD drawings, Reports...etc) should be reviewed and approved by the client (OCJRP).
- 13.8. Three brief reports in Arabic also is required (before, during and after completion of restoration works) including photos.

14- Data intellectual property

Intellectual property and copyright of all documents produced within the framework of this Consultancy Agreement as well as all contents, information and materials (survey forms, charts, software, database, images , maps ,data , reports ,correspondence , etc.) used and resulted from the survey or the reports or any part of this Consultancy are protected by copyright ,trademarks, service marks , patents or other proprietary rights and laws.

Without prior written authorized approval from the Taawon, the sale, modification, distribution, redistribution, copy, reproduction, public/ private display, performance or publication or creation of derivative works of such material or content is prohibited. Notwithstanding the above, the consultant can use the data for private usage, as long as he/she keep intact all copyright and other proprietary notices. Taawon also strictly prohibit retrieval of systematic/unsystematic data or any other content of this consultancy material in order to create or compile, directly or indirectly data without written permission from the both parties.

15- Evaluation

The consultant will submit the following offers:

15.1 Technical Offer that should include:

- Consultant resume /team members' resumes
- Work methodology, Preliminary report including materials list.
- Training course structure
- Time schedules.

- Samples of pervious work

Technical offer will be evaluated as the follow:

Evaluation Item	Highest score	Score
Consultant resume /team members' resumes	20	
Consultant experience in similar projects	20	
Work methodology / Preliminary report including materials list	15	
Training course structure	10	
Time schedules	15	
Samples of pervious work	20	
Total	100%	

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WA will not evaluate and / or open the financial offers of the consultants who will not pass 70% in the Technical evaluation

15.2 Financial Offer according to the below table ***(offers should be submitted in separated closed envelop and should be in English Pound only:***

Item		Price (English Pound)
1	Documentation, Restoration and supervision of the façade (including practical and theoretical training for the workers).	
2	Short training Course (at least 8 Engineers & Professionals)	
	Total (1 and 2)	

