



This Project is Funded by



EUROPEAN UNION

**QUDSI-R4R project
Rehabilitation for Revitalization
Quality Urban Development and Sustainable
Interventions for Jerusalem's Old City**

Terms of Reference

Historical Assessment Study

In line with the collaborative agreement between the United Nations Human Settlements Programme (UN-Habitat) and The Welfare Association (Taawon), OCRP is actively involved in implementing the Quality Urban Development for Sustainable Interventions – Rehabilitation for Revitalization (QUDSI-R4R) Project within the next two years which is funded by the European Union and managed by UN-Habitat. This initiative aims to enhance living standards and bolster resilience in Palestinian communities, with a particular focus on the Old City of Jerusalem.

Introduction

Taawon:

It is an independent, non-profit organization registered in Geneva, Switzerland, and registered as a branch in Palestine. It was established in 1983 by a group of Palestinian and Arab personalities and thinkers as an independent charitable development organization with no political, partisan, or sectarian affiliations. It aims to develop the capabilities of the Palestinian people, preserve their heritage and identity, support their living culture, and build civil society. This is achieved through the systematic identification of the needs and priorities of the Palestinian people and working to find the proper mechanisms to make the most of the available funding sources. Taawon renews its mission by continuing to implement development and relief projects to provide developmental and humanitarian assistance to Palestinians in the West Bank, including Jerusalem, the Gaza Strip, the 1948 areas, and Palestinian communities in Lebanon within four main programs:

Education, Community development including economic empowerment and orphan care, Culture, and the Rehabilitation of Old City's. This is done by increasing interaction with the Palestinian public and deepening partnerships with supporters and national institutions. [www.Taawon.org] (<http://www.Taawon.org>).

OCRP:

The Old Cities Revitalization Program (OCRP) was established by the Welfare Association in 1994 to achieve sustainable development and renewal of Jerusalem's much-neglected Old City through the restoration of historic buildings in parallel to data collection and analysis. This culminated in 2002 with the publication of the Master Plan for the Revitalization of the Old City of Jerusalem, the first of its kind at that time. In 2004, the program was awarded the prestigious Agha Khan Award for Architecture for its work in the old city of Jerusalem, and in 2022 was Awarded the ICCROM-Sharjah Award for Good Practices in Cultural Heritage Conservation and Management in the Arab Region.

Over the years, OCRP has evolved to encompass four primary components, each operating synergistically to ensure a holistic approach to revitalization:

- Restoration and Rehabilitation
- Documentation and Information
- Community Engagement
- Training

Taawon - OCRP seeks a consultant to conduct a historical assessment and documentation study. The consultant should have a comprehensive professional knowledge in the historical and architectural assessment of buildings, coupled with expertise in research, data analysis, and professional writing skills.

The scope of the historical assessment and documentation will include the following:

- Historical documentation:

- **Nine selected sites within the Old City of Jerusalem**, Including Fill in the gaps in information, and gather what is scattered within the historical, architectural and archaeological references regarding the nine selected sites.
- **Brief Research on Al Khane and The Old Markets Place in old city of Jerusalem** and establish connections with some of the nine sites mentioned in the previous point. For example, an old market that contains one/many of the three thematic components (khans, traditional crafts, service providers).

Objective:

Historical Study Objectives for Selected Sites

This comprehensive historical study aims to achieve the following:

- **Desk review:** A thorough review of existing literature and archival sources to consolidate available information and identify gaps requiring further investigation. The desk review should focus on the nine sites, including their historical background, architectural significance and socio-cultural relevance.
- **Conduct Historical, archeological and Architectural Analysis:** To conduct a detailed historical, archeological and architectural analysis of the nine selected sites within the Old City. This study will document the origins, evolution, and current uses of these buildings, considering their diverse functions as public buildings, residential properties (to be converted into guesthouses/hotels), and commercial shops (silver and ceramic shops).
- **Document Historical, Social, and Economic Context:** To document the rich history of these buildings within the urban, social, and economic context of Jerusalem. The study will including a **brief Research** on the history of khans in the old city of Jerusalem and their significance as commercial and service hubs, as well as highlighting the traditional craft industries for which the Old City was famous, such as silver, ceramics, and other handicrafts.

- **Synthesize Multiple Information Sources:** To synthesize archival, archaeological, and oral histories from residents, providing a comprehensive and integrated narrative that connects these sites to the unique urban fabric of Jerusalem. Produce a Comprehensive Study and Visual Outputs: To produce a comprehensive report containing detailed site histories, accurate maps, photographic documentation, analytical essays to provide a deep understanding of the history and significance of these places.

Coordinate and conduct an interview, in collaboration with an upcoming project videographer company, to document and communicate the historical significance of the nine selected sites. This includes preparing briefing materials, aligning the interview narrative with key heritage themes, and ensuring the output meets audiovisual and editorial standards for dissemination.

Scope Of Work:

Part I: A) Study of Nine Sites

This section outlines the general tasks for a comprehensive study of each of the nine selected sites: -

- **In-depth Historical Documentation:**
 - Conduct desk research and identify any information gaps that require further investigation or validation.
 - Trace the historical and archeological development of each site from its inception to the present day.
 - Identify major historical events, significant social and economic use shifts, and key architectural transformations associated with each location.
 - Document the interactions of diverse religious, ethnic, and commercial groups within and around the site; specially interviewing the property owners, earlier tenants, surrounding community, etc.
- **Architectural Assessment:**
 - Conduct an on-site architectural and archaeological survey of each site, including high-quality photographic documentation.

- Analyze building materials, construction techniques, and architectural features specific to each period.
- **Socio-Cultural Context:**
 - Examine local traditions, popular stories, and lesser-known historical facts related to each site.
 - Document the contemporary use and relevance of each building, whether as a public institution, a residential unit, a guesthouse, or a shop.
- **C. Maqam AlRasasy**
 - Located at Dar Alaytam School
 - Investigating Historical, archeological and Architectural Analysis

Part I: B) Special Focus Areas

This section Including a Brief research required for specific site types, as per the study's objectives.

- **A. Historical Khans:**

Investigate the history of khans in the old city of Jerusalem, with a specific focus on the selected guesthouses/hotels within the nine selected places.

- Tasks:
 - Trace the historical function of khans as centers for merchants and travelers.
 - Document their historical transformations.
 - Analyze their role as vital nodes for goods and ideas, connecting the city to broader trade and pilgrimage routes.
 - Examine anecdotal histories and notable personalities associated with the selected sites.

- **B. Traditional Craft Industries:**

Document the history of local handicrafts associated with the selected commercial sites within the nine selected site (silver and ceramics shops).

- Tasks:
 - Document the historical presence and evolution of traditional crafts in the Old City.

- Research the history of the selected crafts, such as silver and ceramic manufacturing, and their significance to the local economy and culture.
- Explore the historical context of the selected sites as commercial hubs within the old souq.
- **C. Public buildings and traditional service provision**
This section will briefly document the history and current role of public buildings (such as schools, religious sites, and community centers) and traditional service providers within the selected sites. It will highlight their contribution to community life, heritage preservation, and social services in the Old City of Jerusalem

Part II: Final Deliverables

This section outlines the required outputs for the study.

- Comprehensive study: A detailed study containing the findings from all nine sites, including historical narratives, architectural analysis, maps, and photographic documentation.
- Final Documentation: All collected data, including archival, architectural, and oral histories, will be organized and presented for conservation and public interpretation
- To develop a well-prepared publication” **The publication must be issued in both Arabic and English, professionally written, edited and aligned with UN editorial standards.”** With Responsibility for the accuracy of the information provided.

Methodology

- Materials must be well-coordinated according to the agreed-upon method.
- All resources and references must be documented in a scientific and consistent manner.
- Text must be supported by all relevant technical data, including photographs, drawings, and diagrams.
- All materials must be prepared for publication.

- The accuracy of all materials—including texts, documents, references, and drawings—must be verified.
- All materials must be professionally edited and proofread.

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Deliverables:

- Introductory remarks from the main Project stakeholders
- A detailed Chapter for each location, including historical narrative, site maps, and annotated photographs.
- Special Chapters About (Al Khans, Markets place, Maqam AlRasasy) origins, architectural features, and historical transformations.
- A comprehensive synthesis chapter exploring connections among the nine sites and their collective impact on Jerusalem's history.
- Appendices containing archival references, oral history transcripts.
- Cooperate with OCJR And the Media Company Assigned, Provide the necessary information, data and participate to prepare a **Visual** publication, which must include:
 - Participating as a speaker in the visual publications that will be produced.
 - Reviewing the produced publications and providing feedback and required amendments on them.

Working Area:

Old City of Jerusalem.

Project Duration:

The project's duration is 9 months

Intellectual Property Rights:

- All intellectual property rights, including but not limited to copyrights, design rights, and patents, arising from the services performed under this contract shall be vested in and be the exclusive property of UN-Habitat. The Consultant/Firm shall not use or disclose any such property, except for the purposes of this contract, without the prior written consent of UN-Habitat through Taawon.”

Reporting

- The consultant is required to submit a **monthly progress report** detailing completed work and identifying any obstacles that may impact on the project timeline.
- OCRP reviews and revises the submitted draft study and sends feedback, if any, within three weeks of receiving the materials.
- The consultant is committed to preparing final study with the required changes within one month of receiving the feedback provided by OCRP.
- OCRP reviews the final study and informs the consultants of any observations or amendments, if any, within one month of receiving the report.

The consultant submits the revised final study within one month of receiving feedback from the OCRP.

Eligibility Criteria.

- The prices set by the bidder as the full value of the required work are considered inclusive of all types of fees.
- The applicant must secure all the technical and logistical needs necessary for him to carry out the work in a professional and appropriate manner.
- Taawon Welfare association selects the best offers from the technical and financial point of view and is not obliged to accept the lowest prices without giving reasons.
- All prices offered in USD are inclusive of all types of taxes and charges

Submission of Offers and Evaluation Method:

Offers are submitted in **two separate sealed envelopes** and evaluated based on technical and financial criteria.

Technical Offer: -

No financial offers will be opened for any consultant who did not achieve a technical evaluation score of 70% of the total score allocated for the technical evaluation.

Technical Proposal:

The technical proposal must include:

- 1- Initial Working plan and work methodology
- 2- Portfolio: Samples of previous work (including consultant Published Historical studies).

Technical Evaluation	Weight
Experience	40 Points
Initial Working plan and work methodology	30 points
Previous similar Works “Historical Study “	30 points
Total Technical Evaluation	100 points

Financial Offer:

The financial offer is 30% of the evaluation. It needs to be submitted in a separate sealed envelope and includes A Detailed budget.

Proposal Submission:

Technical and financial offers are submitted in two separate sealed envelopes at Deadline for Submitting Proposals is 11/01/2026 on Sunday at the Welfare Association headquarters - Ramallah - Canada Street - Al-Nahda Building.

For any inquiries, you can send them via email to [waocjrp@taawon.org]

(mailto:waocjrp@taawon.org) by 04/01/2026, and your inquiries will be answered via the same email on 08/01/2026