



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

Terms of reference

"Consulting -Electrical Engineers"

- **Background:**

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 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.

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 is seeking a qualified and experienced Consulting/ Electrical Engineers for the QUDSI-R4R Project. The Consultant will be based at the Old City office in Jerusalem and will be tasked with the following:

Design Works:

- The consultant must have the ability to visit the site to understand the nature and requirements of the design and future Beneficiary needs.
- The consultant engineering must prepare an initial report on the current situation, including existing plans, future needs, design guidelines, and any other matters that require the project engineer's attention.
- The consultant engineering must prepare the necessary designs for electrical works” all According to Local Law at Jerusalem city **including Civil Defense and Electricity Company Requirements,”**
- Prepare Design Document include all required plans, details in AutoCAD “DWG Drawing” format and Price Bill of Quantity in EXCEL format must also be provided.
- The consultant engineering must ensure that their designs and plans are compatible with the designs of other disciplines (such as architectural, structural, Mech, etc.).
- Attend a Bi -weekly progress meeting at OCRP Office During Design Stage.
- The engineering consultant must provide all general and specific specifications and foreseen cost for the electrical fittings and accessories as well as the execution of works in the best possible manner and must specify a schedule of required samples for each project, including all information and documents necessary to identify the samples and their manufacturing source, and any other information.

- The consultant engineering must maintain work confidentiality and not use the plans or quantity tables for purposes other than the project, only after coordination with the project engineer and project manager/program.

Supervision Works:

- Visit the site periodically and based on prior coordination with the supervision engineers to oversee the progress of work related to electrical works in the projects, followed by the preparation of a technical report outlining the instructions and guidelines related to the supervision of works.
- Participate in meetings held to discuss the approval of samples or make decisions on any modifications or changes to the work.
- Participate in Handing over the Projects, including conducting the necessary tests to ensure the quality of the executed works, preparing measurement Sheet for the works and sending a final report indicating the receipt of works according to the established principles.

Required Qualifications:

- Bachelor's degree in electrical Engineers from a recognized university, with 7 years or more of experience, with at least 5 years of experience in restoration projects if applying as a consultant.
- Must hold a Jerusalem ID.
- Proficiency in computer use and programs such as AutoCAD and MS Project, and Microsoft Office programs.
- Excellent proficiency in both Arabic and English, spoken and written.
- Ability to work under pressure and complete tasks quickly, efficiently, and with quality, demonstrating initiative and leadership.
- Ability to communicate and deal with various segments of beneficiaries.
- Ability to work with a multidisciplinary technical team.

Notes:

- Administrative reporting will be to the Director of the Old Cities Revitalization Program.
- Employee duties and rights are subject to the regulations of Taawon (Welfare Association) as per the organization's internal system.

- Maintain the confidentiality of Technical Office documents, drawings, and work-related information. It is not permitted to disclose any information to external parties or issue any documents without written approval from the Technical Office Director.

Method of Work Measurement and Payment:

- The work measurement includes the initial evaluation and survey of all parts of the building or property subject to the assignment. The visit, inspection, initial reports, and preliminary evaluation are included and not subject to measurement. Only the net usable areas of the internal spaces of the building are measured (no additions are counted for wall thickness), and the first party pays a specified amount per square meter according to the work measurement method outlined.
- In the case of any work in Court and Roofs, they are calculated as follows:

Court: 5% of the total area is calculated for measuring the net usable areas of the internal spaces of the building, regardless of their size.

Roofs: 5% of the total area is calculated for measuring the net usable areas of the internal spaces of the building for design work, regardless of their size.

- Fees for the required engineering services are paid only after completing all the required work according to the specifications and after approval by the OCRP team and the written claim submitted by the consulting attached with the measured work for payment request. The payment is made within 90 calendar days from the date of approval of the payment.

Supervision Fees and Site Visits:

- OCRP pays a specified amount for each actual supervision hour (entry and exit from the site), including preparing a report on the visit, follow-up, preparing any illustrative plans or design modifications according to the reality, including sample approvals and everything necessary to complete the work perfectly. No additional working hours are counted for visit reports, sample approvals, and design modifications (included in the visit

hour price). Fees include all types of expenses, commitments, transportation, and insurance.

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 consulting electrical engineers who did not achieve a technical evaluation score of 70% of the total score allocated for the technical evaluation.
- **Includes:**
 - Experience certificates.
 - University degree.
 - CV of the consulting.

Offers are evaluated as follows:

Item	Score
General project experience for the last 7 years	30
Restoration project experience for the last 5 years	40
Local Certification -documented experience in the Old City rehabilitation Work	30

Financial Offer:

The financial offer is submitted in a separate sealed envelope and priced as follows:

Item	Price \$
Cost per single square meter for design work	
Cost per single hour for Actual supervision hours including all reports and illustrative plans preparation and follow-ups	

*Note – these hours will be based on attendance sheets confirmed and signed by OCJRP Programme Director.

Prices do not include VAT.

Technical and financial offers are submitted in two separate sealed envelopes at the offices of the Taawon (welfare Association) located in Ramallah – Al-Masyoun - Al-Nahda Square - Canada Street, no later than Sunday 07/12/2025 For any inquiries, you can send them via email to waocjrp@taawon.org no later than Sunday 30/11/2025 and your inquiries will be answered via email no later than Wednesday 03/12/2025