



LEBANESE RED CROSS

DISASTER MANAGEMENT SECTOR
SHELTER AND WASH PROGRAMS

TERMS OF REFERENCE

*Framework Agreement for Rehabilitation Works
Public Schools and Collective Shelters — Four (4) Lots*

FRAMEWORK AGREEMENT FOR REHABILITATION WORKS — FOUR (4) LOTS

Terms of Reference — Supply, Installation, Rehabilitation, Testing and Handover of Architectural, Site, Electrical, Plumbing and WASH Works at Public Schools and Collective Shelters

Contract type	Framework agreement on a schedule of unit rates, divided into four (4) separately awarded lots
Number of lots	Four (4): Lots 1, 2 and 3 — public schools; Lot 4 — collective shelters, Akkar
Framework period	Till the end of Decembre 2026
Geographic coverage	Lots 1–3: the school sites named in Section 3 (Beirut, Hasbaya); Lot 4: Akkar Governorate – Public and municipal buildings (multiple sites)
Issued by	Lebanese Red Cross — Disaster Management Sector, WASH and Shelter Programs
Date of issue	[28 / 09 / 2026]

1. Background

The Lebanese Red Cross (LRC), through the WASH and Shelter Programs of its Disaster Management Sector, supports public schools and collective shelters across Lebanon so that children, teachers and displaced families have access to safe, functional and dignified water, sanitation and hygiene (WASH) facilities and living and learning spaces.

Many public schools, and many of the buildings used as collective shelters, suffer from deteriorated toilets and hand-washing facilities, defective water supply and drainage networks, damaged finishes, doors and windows, and unsafe or inadequate lighting and ventilation. These conditions affect hygiene, safety, privacy and the continuity of education and of the shelter response.

Following technical assessments carried out by LRC, rehabilitation needs have been identified at three public schools and collective shelters in Akkar. Each site has been assigned its own Bill of Quantities listing the items of work that may be required and their units of measurement. The exact quantities will be confirmed by LRC after award, and communicated to the selected contractor in purchase orders before the works start. LRC therefore intends to procure these works through a framework agreement priced on unit rates, divided into four lots, with each lot corresponding to one site.

2. Objective

LRC invites qualified contractors to submit technical and financial offers, for one or more of the four lots, providing a unit rate for every item of the Bill of Quantities of each lot, for a framework agreement covering the supply, transport, demolition, construction, installation, rehabilitation, testing, commissioning and complete handover of rehabilitation works at the sites identified in Section 3.

Each lot is a self-contained package. The contractor awarded a lot is responsible for all works ordered under that lot, at that site, from site preparation through to handover, defects correction and the end of the defects liability period.

The objectives of the framework agreement are to:

- Establish technically compliant, fixed unit rates for the items included in the Bill of Quantities of each lot.
- Allow LRC to order, through purchase orders, only the items and quantities required at each site, as confirmed by site survey before the works start.
- Ensure consistent quality, safety, safeguarding, documentation, testing and handover across all lots and all purchase orders.

- Enable the rehabilitation works to be delivered at operating schools and occupied collective shelters with minimum disruption to students, staff and residents.

3. Lot Structure

The framework is divided into four (4) lots. Each lot corresponds to one site and has its own Bill of Quantities, issued as a separate annex to this TOR.

Lot	Site	Type / location	Main nature of works	Items
Lot 1	Omar farroukh School (CERD 40)	Public school — Beirut	Rehabilitation of WASH facilities: sanitary fixtures, sinks and basins, water supply and drainage pipework, tiling, plastering, painting, wooden doors, lighting, ventilation, circuit breaker boxes, hygiene accessories and signage	31
Lot 2	Rawdat Abi Haidar School (CERD 20)	Public school — Beirut	External civil and sanitation works: demolition, excavation and backfilling, RC slab, sewer jetting, PVC 6" drainage line, manholes, sub-base and asphalt reinstatement	8
Lot 3	Marj El Zohour School (CERD 1187)	Public school — Hasbaya	Rehabilitation of WASH facilities and building fabric: demolition, block walls, plastering, tiling, painting, doors, steel window repair, sanitary fixtures, water supply and drainage pipework, gas water heater, water storage tanks, lighting and ventilation	36
Lot 4	Collective shelters	Collective Shelters, public and municipal buildings — Akkar Governorate	Rehabilitation works of the same nature, based on the Lot 4 Bill of Quantities	26

3.1 Rules applicable to lots

- A bidder may submit an offer for one lot, several lots or all four lots. A separate financial offer shall be submitted for each lot for which the bidder is bidding.
- Each lot shall be priced in full: a unit rate shall be entered for every item of that lot's Bill of Quantities. A partial offer for a lot will be treated as non-responsive for that lot.
- Each lot is evaluated and awarded separately. Discounts or conditions linking the award of one lot to another will not be taken into account.
- LRC intends to award each lot to a different contractor, so that the works at the four lots can proceed in parallel. LRC reserves the right to award more than one lot to the same contractor where that contractor is the best-evaluated bidder for those lots and demonstrates, to LRC's satisfaction, the capacity (crews, key personnel and equipment) to execute them simultaneously within the required implementation periods.
- LRC reserves the right not to award one or more lots, to cancel a lot, or to re-tender a lot, without any claim by the bidders.

4. Framework Information

The framework agreement for each lot shall remain valid till the end of Decembre 2026 from the effective date stated in the contract. The framework does not guarantee a minimum quantity, value or number of purchase orders for any lot.

LRC will issue written Purchase Orders identifying the lot, the site, the BOQ items to be executed, the quantities, the implementation period and any site-specific constraint. No work shall start without formal written authorization from LRC.

Nature of the agreement	Signature of the agreement does not of itself constitute an order for any works and does not guarantee any minimum volume or value of work.
Basis of pricing	Schedule of rates. The unit rates tendered by the Contractor for a lot are fixed for the full framework period and apply to every purchase order issued under that lot, irrespective of order size.
Quantities	The Bill of Quantities issued at tender stage lists the items of work and their units of measurement with estimate quantities. Bidders price a unit rate for every item. The quantities will be confirmed by LRC after award, and stated in each purchase order before the works start. Some items may not be ordered at all, depending on the needs confirmed at the site.
How work is ordered	Through written purchase orders issued by LRC, each naming the lot, the site, the BOQ item codes to be executed, the quantities, the duration and any site-specific requirement. See Section 7.
Work sections	SW — Site works, demolition & external works · AR — Architectural & civil works · EL — Electrical works · PL — Plumbing, sanitary & WASH works · PW — Water storage. Not every section appears in every lot.
Currency	United States Dollars (USD), fresh funds
Defects liability period	Twelve (12) months from the date of the handing over certificate of each individual purchase order, on the overall works implemented, in addition to the minimum warranty periods stated in Section 6.1. Warranties shall be explicitly stated on the handing over and warranty certificates, issued in the name of the final recipient of the works (the school or the collective shelter).

5. Scope of Work

The Contractor shall supply all materials, labour, supervision, tools, plant, equipment, scaffolding and access equipment, temporary works, transport, testing, training of the end user on operation and maintenance, and documentation required to complete the works ordered under its lot, at no additional cost to LRC. The scope covers implementation, inspection, testing, training of the end user and handover.

Section 5.1 applies to all lots. Sections 5.2 to 5.5 describe the works of each lot, by work section, with reference to the item codes of that lot's Bill of Quantities. The works that will be executed are confirmed in the purchase orders; any item may be ordered or not, depending on the needs confirmed.

5.1 General Scope Applicable to All Lots

- Detailed joint site survey with the LRC Engineer and the school administration or shelter management after award, to measure and confirm the works and quantities before the purchase order is issued.
- Mobilization of personnel, plant and temporary works; protection of existing building elements, furniture and installations; storage and security of materials; separation of the work area from users; and full demobilization and reinstatement on completion. These preliminaries are deemed included in the unit rates.
- Removal of defective fixtures and installations being replaced, and collection, haulage and lawful disposal of all debris and waste.
- Testing, commissioning, documentation and handover in accordance with Section 5.6 and Section 14, deemed included in the unit rates.

5.2 Lot 1 — Omar farroukh School (CERD 40)

Rehabilitation of the school's WASH facilities and associated finishes, so that students and staff have functional, hygienic and dignified toilets and hand-washing points. The Bill of Quantities (Annex A) comprises 31 items and is accompanied by the drawings of Lot 1 (Annex A1), which show the layout of as built drawings and the proposed drawing for the kitchen and toilet facilities.

- **Site works:** demolition and removal of existing finishes, fixtures and defective elements, with haulage and disposal of debris (SW-1.01).
- **Architectural works:** 12 cm concrete block walls (AR-2.02); internal plastering (AR-4.02); anti-slip ceramic floor tiling and 20×60 wall tiling (AR-5.02, AR-5.03); wall and ceiling painting with primer, putty and finish coats (AR-6.01); wooden doors with frames, approx. 0.90 × 2.10 m (AR-8.01).
- **Toilet accessories and signage:** soap dispensers, mirrors, toilet paper holders and shelves under mirrors (AR-11.02, AR-11.03, AR-11.04, AR-11.08); wall-fixed plexiglass signs to the approved artwork (AR-11.06).
- **Electrical works:** concealed LED lighting points (EL-2.01); toilet exhaust fans (EL-3.03); 6-way circuit breaker boxes, with all single-phase protective devices double-pole (EL-3.04).
- **Sanitary fixtures:** wall-hung WCs (PL-1.03); hand-held bidets (PL-1.04); granite kitchen sinks with cabinets (PL-2.01); 50 cm round granite wash basins (PL-2.04); basin and sink mixers and self-closing taps (PL-3.01, PL-3.04); flow switch (PL-3.06).
- **Hygiene and MHM items:** sanitary pedal bins in female and accessible cubicles (PL-1.15); paper-towel dispensers (PL-1.17).
- **Water supply and drainage:** concealed PPR ½" water pipework (PL-7.01); PVC 2" drainage pipework (PL-7.04); stainless-steel cleanouts and floor drains (PL-8.04, PL-8.05).
- **Ventilation and testing:** in-line duct fans for toilet ventilation (PL-10.01); pressure testing of the water supply system (PL-10.02).

5.3 Lot 2 — Rawdat Abi Haidar School (CERD 20)

External civil and sanitation works to restore the school's sewer and drainage network and to reinstate the surfaces affected by the works. The Bill of Quantities (Annex B) comprises 8 items.

- **Site works:** demolition and removal of existing elements, with haulage and disposal of debris (SW-1.01); excavation in any material and backfilling with compacted approved granular material (SW-1.02 / SW-1.03); high-pressure jetting, rodding and flushing of the existing sewer line between manholes (SW-1.09).
- **Sewer and drainage works:** PVC 6" drainage pipework (PL-7.06); block manholes 100 × 100 × 120 cm, internally plastered, with concrete cover and medium-duty steel lid (PL-8.03).
- **Structural works:** reinforced concrete slab of 25 MPa, with sulphate-resisting cement where in contact with soil (AR-1.01).
- **Surface reinstatement:** supply and compaction of sub-base material (SW-2.04) and asphalt reinstatement to match the existing surface (SW-2.02).

The existing line shall be jetted and inspected before replacement, so that the extent of pipe and manhole replacement can be confirmed with the LRC Engineer. Open trenches and manholes shall be barricaded and covered at all times, particularly in areas used by students.

5.4 Lot 3 — Marj El Zohour School (CERD 1187)

Rehabilitation of the school's WASH facilities, hot and cold water supply, drainage and building fabric. The Bill of Quantities (Annex C) comprises 36 items.

- **Site works:** demolition and removal of existing finishes, fixtures and defective elements, with haulage and disposal of debris (SW-1.01).

- **Architectural works:** 12 cm concrete block walls (AR-2.02); internal plastering (AR-4.02); anti-slip floor tiling and 20×60 wall tiling (AR-5.02, AR-5.03); wall and ceiling painting with primer, putty and finish coats (AR-6.01); wooden doors with frames, approx. 0.80 × 2.00 m (AR-8.01); full repair of existing steel windows (AR-10.04).
- **Toilet accessories and signage:** soap dispensers, mirrors, toilet paper holders and shelves under mirrors (AR-11.02, AR-11.03, AR-11.04, AR-11.06); wall-fixed plexiglass signs to the approved artwork (AR-11.05).
- **Electrical works:** concealed LED lighting points (EL-2.01); toilet exhaust fans (EL-3.03).
- **Sanitary fixtures:** western sitting WCs (PL-1.02); hand-held bidets (PL-1.04); granite kitchen sink with cabinet (PL-2.01); ceramic wash basins (PL-2.03); basin and sink mixers, shower mixer valves and self-closing taps (PL-3.01, PL-3.02, PL-3.03); flow switches (PL-3.06); paper-towel dispensers (PL-1.17).
- **Water supply and drainage:** concealed PPR ½" and 1" water pipework (PL-7.01, PL-7.03) and PEX ½" pipework (PL-7.09); PVC 2" and 4" drainage pipework (PL-7.04, PL-7.05); stainless-steel cleanouts and floor drains (PL-8.04, PL-8.05); block manhole 60 × 60 × 100 cm (PL-8.03).
- **Hot water:** instantaneous room-sealed LPG water heater with flue (PL-9.03) and certified LPG cylinder measured per kg of capacity (PL-9.04), installed in a ventilated location in compliance with gas-appliance regulations and leak-tested. Open-flue heaters are not permitted in bathrooms or unventilated rooms.
- **Water storage and testing:** 2,000 L three-layer polyethylene water tanks with inlet and outlet valves (PW-1.03); pressure testing of the water supply system (PL-10.02).

5.5 Lot 4 — Akkar: Collective Shelters, Schools, Public and Municipal Buildings

Repair and rehabilitation works at collective shelters, schools, public buildings and municipal buildings in Akkar Governorate, so that residents, students and users have functional WASH facilities, hot water, lighting and secure doors and windows. Unlike Lots 1 to 3, Lot 4 covers several sites: each purchase order will identify the site, following the detailed site survey. The Bill of Quantities (Annex D) comprises 26 items, most of which concern the repair and restoration of existing installations.

The works of Lot 4 comprise:

- **Site works:** demolition and removal of defective elements, with haulage and disposal of debris (SW-1.01).
- **Doors and windows:** full overhaul repair of wooden doors (AR-8.03), new steel window (AR – 10.02), aluminium doors and windows (AR-7.08) and steel windows (AR-10.04), including replacement of hinges, locks, handles, rollers and gaskets, corrosion treatment, reglazing and repainting as applicable; supply and installation of European locks with handles (AR-8.12).
- **Toilet accessories:** soap dispensers, mirrors and toilet paper holders (AR-11.02, AR-11.03, AR-11.04).
- **Electrical and ventilation:** concealed LED lighting points (EL-2.01); toilet exhaust fans (EL-3.03).
- **Hot water:** 300 L thermal-collector solar water heaters suitable for hot climates, with tank, check valve and all connections, installed on a support frame securely anchored to the roof, connected to the hot water network and commissioned (EL-6.09).
- **New sanitary fixtures:** western sitting WCs (PL-1.02); hand-held bidets (PL-1.04); ceramic wash basins (PL-2.03); short push self-closing taps (PL-3.03); flow switches (PL-3.06).
- **Repair of existing sanitary fixtures:** complete repair of western floor-standing WCs, re-using the serviceable pan and cistern (PL-1.20), and of single-basin sinks and wash basins, re-using the serviceable basin (PL-2.08). The Contractor shall inspect every component and repair or replace any component that is faulty, leaking, damaged or missing, so that each fixture is handed over fully functional and leak- and flush-tested.
- **Water supply and drainage:** concealed PPR ½" and 1" water pipework (PL-7.01, PL-7.03); stainless-steel floor drains and cleanouts (PL-8.05, PL-8.04).
- **Water storage and pumping:** 2,000 L three-layer polyethylene water tanks with inlet and outlet valves (PW-1.03); ¾ HP stainless-steel water pumps with automatic pressure control and control panel, head and flow confirmed on site (PW-2.02).

- **Testing:** pressure testing of the water supply system (PL-10.02).

Repair items: Before a repair item (AR-7.08, AR-8.03, AR-10.04, PL-1.20, PL-2.08) is ordered, the LRC Engineer and the Contractor shall jointly confirm at the site survey that the existing element can be repaired economically. Where it cannot, the corresponding new supply item is ordered instead. Warranties on repair items cover the components supplied and the workmanship.

5.6 Testing, Commissioning and Handover (All Lots)

Testing, commissioning, documentation and handover are not priced separately, except where a specific BOQ item exists (e.g. pressure test). They are deemed included in the unit rates and shall be carried out for every purchase order in accordance with Sections 7 and 14, including:

- Pressure testing of all water supply pipework and leak and flow testing of all drainage lines before closing chases, tiling or backfilling.
- Functional testing of every sanitary fixture, tap, mixer, flush, drain and water heater, and of every lighting point, fan and protective device.
- Insulation and continuity testing of new electrical circuits, and leak testing of all gas connections.
- Training of the school caretaker or shelter focal point on the operation and basic maintenance of the installed equipment.

The Contractor shall supply all materials, labour, supervision, tools, plant, equipment, scaffolding and access

6. Technical Requirements and Workmanship

- All materials and equipment supplied shall be new, unused, of consistent quality and fit for their intended purpose, for the Lebanese climate and for intensive use by children in schools and by residents of collective shelters.
- Sanitary facilities in schools shall be suitable in height and layout for the age of the users and, where required by the purchase order, accessible to persons with disabilities.
- Repairs and replacements shall match the existing type, size, colour and finish unless otherwise approved by the LRC Engineer.
- No material or equipment shall be installed, and no existing element removed or altered, without the prior written approval of the LRC Engineer. Approval of a material does not relieve the Contractor of responsibility for compliance with the contract requirements.
- Dimensions of doors, windows and made-to-measure items shall be confirmed on site before fabrication. Where a BOQ item states an approximate size, the adjustment rule stated in the item description applies.
- Chases, openings and concealed pipework shall not be closed, plastered or tiled before inspection and pressure testing have been witnessed by the LRC Engineer.
- The Contractor shall protect existing building elements, equipment, furniture and installations, and shall make good at its own cost any damage caused by its operations.
- All waste generated by the works shall be collected, transported and disposed of lawfully and in an environmentally sound manner at the Contractor's cost, or handed over to the end user on their written request. No debris shall be left on a school or shelter site, and no cost or responsibility shall fall on LRC.

6.1 Warranty

Unless a longer manufacturer's warranty applies, the following minimum warranty periods shall be provided, with the original certificates handed over at the handover of each purchase order. The warranty items listed below are general and shall apply only where relevant to the scope of each Lot. Each Contractor shall review the applicable Lot requirements and provide the corresponding warranties for the items included within their scope of works:

Item	Minimum warranty
Concrete and structural works	10 years
Sanitary fixtures, sinks, basins, mixers and taps	2 years, or the manufacturer's warranty, the longer warranty period applies
Water supply and drainage pipework (PPR, PEX, PVC)	10 years against material defects, or the manufacturer's warranty, the longer warranty period applies
Gas water heaters	2 years, or the manufacturer's warranty, the longer warranty period applies
Polyethylene water tanks	5 years, or the manufacturer's warranty, the longer warranty period applies
Electrical fittings, fans and protective devices	2 years, or the manufacturer's warranty, the longer warranty period applies
Doors, window repairs and ironmongery	2 years

7. Framework Operation and Procedures

The framework agreement is executed, for each lot, through written purchase orders. The following procedure applies to every order.

Step	Stage	Requirement
1	Purchase order issued	After award, LRC issues a written purchase order stating the lot, the site, the BOQ item codes to be executed, the confirmed quantities, the value calculated at the framework unit rates, the implementation period, the site-specific requirements and the name of the LRC focal point.
2	Acknowledgement	The Contractor acknowledges the order in writing within three (3) working days, confirming the works, the quantities and value, and the proposed work program and phasing.
3	Material submittals	The Contractor submits data sheets and samples for the items in the order. No material shall be procured before written approval by the LRC Engineer. This is a hold point.
4	Mobilization	Within a maximum of seven (7) calendar days of the approval of the material submittals, or of the purchase order where no submittal is required.
5	Execution	Works executed in accordance with this TOR, the approved materials and the approved program, under the supervision of the LRC Engineer, including the inspection hold points in Section 6.
6	Testing & commissioning	According to Section 5.6, witnessed by the LRC Engineer.
7	Handover	Submission of the handover pack listed in Section 14. Handing over certificate issued by the LRC Engineer and signed by the end user.
8	Measurement & payment	Payment against the accepted measured quantities at the framework rates of the lot, certified by the LRC Engineer, and the issuance of a GRN.

- No work shall be commenced, and no payment shall be made, without a written purchase order signed by the authorized LRC representative. Verbal instructions have no effect.
- LRC may issue one or several purchase orders under each lot, may split the works of a lot into phases, and gives no guarantee of any minimum number, volume or value of work.

- Payment is made on the quantities actually executed and measured, at the framework unit rates. Where the measured quantity of an item is expected to exceed the quantity in the purchase order, the Contractor shall notify the LRC Engineer before executing the additional quantity; no increase in the purchase order value shall be paid without a written amendment of the purchase order.
- Only items included in the Bill of Quantities of the lot may be ordered under that lot. Where a work genuinely required at the site is not covered by any item of the lot's BOQ, the Contractor shall submit a rate analysis; the new rate shall be agreed in writing with LRC before execution, and LRC reserves the right to execute such works outside this framework without any claim by the Contractor.
- Under Lot 4, each purchase order will identify the site(s) concerned. LRC may issue several purchase orders for different sites under Lot 4 during the framework period.
- Each purchase order carries its own implementation period, its own handing over certificate, its own twelve-month defects liability period and its own warranty certificates.
- During the defects liability period, the Contractor shall attend any reported defect within forty-eight (48) hours, and within twenty-four (24) hours for urgent defects (water leaks, sewage overflow, electrical or gas hazards). If the Contractor fails to do so, LRC may have the defect repaired by others at the Contractor's cost.
- Delays attributable to the Contractor beyond the implementation period of a purchase order shall be subject to the delay penalties stated in the contract.

8. Insurance

The cost of all required insurance policies shall be included in the framework rates. Coverage shall include the Contractor's personnel, equipment and liabilities related to the Employer and its representatives, in accordance with the conditions of contract and applicable laws and regulations. Insurance shall explicitly cover risks related to war, armed conflict, civil unrest and acts of terrorism.

An insurance policy in fresh funds shall be presented to LRC and shall remain valid throughout the framework period at no additional cost to LRC, covering Contractor's all risks, workers, third-party liability (explicitly including students, staff, residents and visitors of the sites), and machinery, tools and equipment. The policy shall extend to work at height, excavation and work on electrical and gas installations.

The Contractor shall maintain these policies throughout the framework period and any defects liability period. LRC shall not be liable for loss, damage, injury or claims arising from inadequate, insufficient or missing insurance coverage. Failure to maintain adequate coverage shall constitute grounds for suspension of work and for termination of the framework agreement.

9. Health, Safety and Environmental Requirements

- Implement applicable local and international health and safety requirements and industry good practice on every purchase order.
- Provide appropriate PPE, signage, barriers, controlled access, safety induction, monitoring and toolbox talks.
- A qualified HSE officer shall be assigned to the lot and shall be present during all high-risk activities (demolition, excavation, work at height, electrical and gas works).
- All electrical works shall be carried out by qualified electricians. Circuits shall be isolated, locked out, tested and proven dead before work, and tested before re-energization.
- Excavations and open manholes shall be barricaded, covered and lit, and confined-space entry into manholes and sewer lines shall be carried out under permit with a standby attendant and gas monitoring.
- Demolition shall be carried out in a controlled manner, with dust suppression and protection of occupied adjacent areas.

- Safeguard LRC staff and volunteers, students, teachers, residents and the public throughout the works.
- Manage waste lawfully and keep the site clean and free of debris at the end of every working day.

10. Site Conditions and Preliminary Inspection

The Contractor is deemed to have satisfied itself as to the conditions of each site it bids for, including the condition of the buildings and existing networks, access, working hours constraints, the presence of students or residents, and the availability of water and electricity. For each purchase order, a joint site visit and condition survey with the LRC Engineer shall be carried out before execution. No claim arising from site conditions that a competent contractor would have identified at the site visit will be entertained.

11. Contractor Submission Requirements

One technical offer is submitted, covering all lots the bidder is bidding for. It shall include:

- Company profile, valid commercial registration, VAT registration and tax clearance.
- A statement identifying the lot(s) for which the bidder is submitting an offer.
- Signed and stamped Bill of Quantities with unit rates for each lot bid for, submitted as separate financial offers.
- Technical data sheets identifying the proposed manufacturer, brand and model for every major item listed in Section 13.1. Safety Data Sheets shall accompany all paints, adhesives, sealants and chemical products.
- Detailed methodology for each lot bid for, covering the sequence of works, phasing to keep WASH facilities functioning, working in operating schools and occupied shelters, quality control, testing and handover.
- Work plan and schedule for each lot bid for, consistent with the implementation period in Section 3.
- Where the bidder bids for more than one lot: a statement of its capacity to execute those lots simultaneously, with the number of crews and the key personnel assigned to each lot.
- List of similar projects completed in the last five (5) years, with references, specifically including rehabilitation of schools or public buildings, WASH facilities, and water supply and sewer networks.
- List of machinery, plant, access equipment and test equipment available for the framework.
- CVs of proposed key personnel: at least one Civil Engineer or Mechanical (MEP) Engineer, a site foreman, a qualified plumber, a qualified electrician and, for any lot including gas works, a competent gas technician.
- Identification of any proposed subcontractors and the work sections assigned to them.
- Commitment letter confirming that the required insurance policy will be arranged once the contract is awarded.

12.1 Required technical documentation and data sheets by LOT sections

LOT 1 – Omar Farroukh - Beirut			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
AR	AR-6.01	Primer, putty and paint system	Complete paint-system datasheets and SDS; colour chart
AR	AR-8.01	Wooden doors	Shop drawing or catalogue sheet
EL	EL-2.01, EL-3.03, EL-3.04	LED luminaires, exhaust fans, circuit breaker boxes and devices	Datasheets indicating rating, IP rating, poles, breaking capacity and standard

LOT 1 – Omar Farroukh - Beirut			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
PL	PL-1.xx, PL-2.xx, PL-3.xx	WCs, bidets, sinks, basins, mixers, self-closing taps, flow switches	Catalogue sheets with material, finish and warranty
PL	PL-7.xx	PPR, PVC pipes and fittings	Datasheets indicating material, pressure class and standard
PL	PL-10.01	In-line duct fan	Datasheet with airflow and electrical rating

LOT 2 – Rawdat Abi Haidar school - Beirut			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
SW	SW-2.02, SW-2.04	Asphalt and sub-base material	Material source and gradation or mix certificate
PL	PL-7.06	PVC pipes and fittings	Datasheets indicating material, pressure class and standard

LOT 3 – Marj el Zohour old school - Hasbaya			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
AR	AR-6.01	Primer, putty and paint system	Complete paint-system datasheets and SDS; colour chart
AR	AR-8.01, AR-10.04	Wooden doors, window repair hardware	Shop drawing or catalogue sheet, ironmongery datasheets
EL	EL-2.01, EL-3.03	LED luminaires, exhaust fans	Datasheets indicating rating, IP rating
PL	PL-1.xx, PL-2.xx, PL-3.xx	WCs, bidets, sinks, basins, mixers, self-closing taps, flow switches	Catalogue sheets with material, finish and warranty
PL	PL-7.xx	PPR, PEX and PVC pipes and fittings	Datasheets indicating material, pressure class and standard
PL	PL-9.03, PL-9.04	Gas water heater and LPG cylinder	Heater datasheet (output, flue type, safety devices, EN 26 compliance); cylinder certificate and re-test date
PW	PW-1.03	Polyethylene water tank	Datasheet confirming 3-layer construction, food-grade material and warranty

LOT 4 – Collective shelters Akkar			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
EL	EL-2.01, EL-3.03	LED luminaires, exhaust fans	Datasheets indicating rating, IP rating
PL	PL-1.xx, PL-2.xx, PL-3.xx	WCs, bidets, sinks, basins, mixers, self-closing taps, flow switches	Catalogue sheets with material, finish and warranty
EL	EL-6.09	Solar water heater 300 L	Datasheet with collector type and area, tank capacity and material, support frame

LOT 4 – Collective shelters Akkar			
Section	BOQ items	Major item requiring datasheet	Required technical documentation
PL	PL-7.xx	PPR pipes and fittings	Datasheets indicating material, pressure class and standard
PW	PW-1.03	Polyethylene water tank	Datasheet confirming 3-layer construction, food-grade material and warranty
PW	PW-2.02	Water pump ¾ HP (stainless steel)	Datasheet with pump curve, power, material, pressure control and control panel, and warranty

12. Key Deliverables and Handover

The following shall be delivered for every purchase order unless the LRC Engineer confirms in writing that an item does not apply to that order:

- Written acknowledgement of the purchase order with the priced value and the proposed program and phasing.
- Approved material submittals, datasheets, certificates and samples.
- Daily site records, photos and weekly progress updates as required by the LRC Engineer.
- Records of the witnessed hold-point inspections, pressure tests, drainage flow tests, electrical tests and gas leak tests.
- As-built sketches or drawings in PDF showing the routes of new concealed water, drainage and electrical lines, and the locations of manholes and cleanouts.
- Original warranty certificates and manufacturers' manuals for all equipment, in the name of the end user.
- Short operation and maintenance briefing for the school caretaker or shelter focal point, delivered in Arabic.
- Site cleaned and all debris and surplus materials removed. The Contractor is solely responsible for the collection, transport and lawful disposal of all waste; LRC bears no responsibility for it.
- Defects list closure and a final written handover report, with the handing over certificate signed by the LRC Engineer and the end user.

13. Bill of Quantities

The Bill of Quantities of each lot is issued as a separate Excel workbook (Annexes A to D), which forms an integral part of this Terms of Reference. It lists the items of work and their units of measurement, without quantities. The bidder shall enter a unit rate for every item of each lot it bids for, in the unit rate column (excluding VAT, in USD).

- Each rate shall be for the complete item as described — supply, transport, unloading, storage, installation, all fixings and accessories, testing, commissioning, making good, all labour, tools, access equipment, consumables, overheads and profit — unless the description states otherwise.
- No quantities are given at tender stage. Quantities are confirmed after award and stated in each purchase order, as set out in Sections 4 and 7. The unit rate applies whatever the quantity ordered, and some items may not be ordered at all; bidders shall therefore not load rates on an assumption of large or small quantities.
- LRC may request a written justification, with a rate analysis, for any unit rate that appears abnormally low or high. A bidder that cannot justify such a rate may be treated as non-responsive for the lot.
- Item codes are specific to each lot's Bill of Quantities. A rate tendered in one lot does not apply to another lot.

15. Evaluation and Award

Each lot is evaluated separately. The technical evaluation will assess the bidder's capability, experience in similar works, methodology for working in operating schools and occupied shelters, staffing, proposed materials and capacity to deliver the lot(s) within the implementation period. Only technically compliant offers shall proceed to financial evaluation. The technical offer will be evaluated out of 60 points, with a minimum qualifying score of 42 points.

15.1 Mandatory requirements (PASS / FAIL)

The bidder must comply with the mandatory requirements below. Failure to meet any mandatory requirement will render the bid non-responsive and the bidder will not proceed to the technical scoring phase.

#	Technical mandatory requirement	PASS / FAIL	Evidence required
1	Bidder must submit the required technical datasheets and samples specified in Section 13.1 for the items of the lot(s) bid for.	PASS / FAIL	Submitted technical documents / samples
2	Bidder must propose at least one Civil Engineer, or one MEP Engineer, one site foreman per location, a qualified plumber and a qualified electrician, with relevant experience, as specified in Section 13.	PASS / FAIL	CVs of proposed personnel
3	Bidder must demonstrate verifiable experience in rehabilitation of schools or public buildings AND in WASH, plumbing or sewer works within the last five years.	PASS / FAIL	Past experience and references
4	Bidder must submit a unit rate for every item of the BOQ of each lot bid for.	PASS / FAIL	Signed and stamped BOQ with unit rates
5	No missing submittal (relevant experience, key personnel, list of machinery, methodology, work plan and schedule, datasheets).	PASS / FAIL	Submittals
6	Commitment letter confirming that the required insurance policy will be arranged once the contract is awarded.	PASS / FAIL	Commitment letter

15.2 Technical scoring

Criterion	Assessment basis	Score
Similar experience	Experience in rehabilitation/repair of buildings of similar nature and complexity, WASH facilities, water supply and sewer networks, and associated civil, architectural and electrical works. Evidence may include the bidder's own experience and declared specialist subcontractors. <i>Scoring: 6 or more projects = 20; 3 to 5 projects = 15; 1 to 2 projects = 10 none = 0</i>	20
Qualifications and experience of key personnel	Civil or MEP engineers, foreman, plumbers, and proposed subcontractors if any.	15
Work plan, schedule and capacity	Realism of the work plan and schedule against the implementation period of the lot; number of crews; where more than one lot is bid for, demonstrated capacity to execute them simultaneously.	15
Available machinery and equipment	Adequacy and availability of plant, access equipment, testing equipment (pressure test pumps, electrical testers, gas detectors) and transport.	10

TOTAL TECHNICAL SCORE: 60 points. Minimum qualifying score: 42 points.

Because no quantities are published, each financial offer is compared on an evaluated total. LRC applies its own estimated quantities for the lot, established from the technical assessment of the site and not disclosed to bidders, to the unit rates offered by each technically qualified bidder. The evaluated total is used only to compare offers; it is not a contract value and does not commit LRC to any quantity or expenditure.

Financial Score (per lot) = (Lowest Evaluated Total for the lot / Bidder Evaluated Total for the lot) × 40.

Final Score (per lot) = Technical Score + Financial Score, out of 100. Each lot will be awarded to the bidder with the highest final score for that lot, subject to the rules in Section 3.1 on the award of more than one lot to the same bidder.

Annexes

- Annex A — Bill of Quantities, Lot 1: Omar Farroukh School (CERD 40)
- Annex A1 — Omar Farroukh As-built drawings
- Annex A2 — Omar Farroukh Proposed drawings
- Annex B — Bill of Quantities, Lot 2: Rawdat Abi Haidar School (CERD 20)
- Annex C — Bill of Quantities, Lot 3: Marj El Zohour School (CERD 1187)
- Annex D — Bill of Quantities, Lot 4: Collective shelter, Akkar