
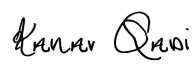




Terms of References (TORs)

for the:

‘Design Services, including Site Supervision and Quality Assurance’

1. General Information

Assignment:	Engineering Services to improve access to quality health services in the West Bank, State of Palestine.
Location:	West Bank
Reporting to:	Construction Specialist under the overall supervision of Chief of Health & Nutrition
Assignment duration:	Estimated Contract Duration: - Phase 1 – Assessment & Design: 28 days - Phase 2 – Site Supervision and Quality Assurance: 5 months (during construction period) + 12 months during the defect liability period (DLP).
Estimated starting date of the assignment:	November 2022
Budget Source:	Grant: SC200793
Budget Estimation:	phase 1 (Design): 19,000 NIS Phase 2 (Supervision): 51,000 NIS
Solicitation Method:	Request for Proposals
TORs prepared:	Denise Venturi Construction Specialist  Date:
TORs recommended by:	Kanar Al-Qadi OIC Chief of Health & Nutrition  Date:
TORs endorsed by:	Laura Bill Deputy Representative  Date:
TORs approved by	Lucia Elmi Representative  Date:

2. Background

The COVID-19 pandemic has burdened the health system in the West Bank, leading to a fast-deteriorating quality of infrastructure and services in the health sector. Under the proposal for a long-lasting impact to improve the living conditions and opportunities for children in the West Bank. UNICEF State of Palestine (SoP) is investing in infrastructure to prevent its collapse, improving the provision of early child health, protection, and developmental services.

With the envision of a world where no child dies from a preventable disease, and for all children to reach their full potential in health and well-being, UNICEF SoP supports the government in advancing their multiyear plans, leveraging long-term investment in strengthening the gender-sensitive services and reinforcing linkages between humanitarian and development interventions across the State of Palestine. Through the National Strategy for Early Childhood Development (ECD) and ECI 2017-2022, a planning tool UNICEF SoP supports the government with, a mapping activity for health facilities through a local non-governmental organization (NGO) partner, covering 4 governorates in the West Bank.

The mapping identifies key gaps in Maternal Neonatal Child Health (MNCH) service delivery and provides sets of recommendations to improve the MNCH system through investment in the infrastructure and capacity development of the facilities providing MNCH services in the West Bank. Initial results have shown the need for improvement of maternal and neonate services in both the primary and secondary health care facilities throughout the selected facilities, including refurbishment needs especially for WASH facilities, and child-friendly spaces, provision of essential medical supplies and pharmaceuticals, as well as medical disposables. In addition to identifying the training/capacity building needs to ensure compliance to the latest health quality care standards. The mapping exercise identified that Hebron facilities were the most vulnerable in terms of renovation works some of which need immediate intervention. The focus will be to address the rehabilitation needs of the 3 most vulnerable primary health facilities in Hebron Governorate/ Westbank. Interventions will vary from building rehabilitation, expansion, and maintenance, including improvement of WASH facilities and overall service accessibility. A joint team, composed of UNICEF, Hebron Health Directorate, and MOH Engineering department, has carried out a technical assessment of 12 out of 31 Primary Health Care facilities from all governorates, to select the sites and to identify the required renovation works. Priority will be given to the most vulnerable locations with the highest need for intervention.

Within the framework of the project: Strengthening Early Childhood Health (ECH), protection and development in the State of Palestine, UNICEF is planning to improve neonatal and maternal health services, through the support of the Norwegian Ministry of foreign affairs.

3. Scope of Services & expected deliverables

3.1. Objective

The project's objective is to Improve ECI and ECD services in the West Bank through the renovation of primary Health care facilities for the most vulnerable.

The renovation works will focus on the following:

- a) **Improving access to WASH services:** Apply the new MOH standards for WASH in health care facilities, renovate and add additional toilet units where necessary as per annexed standards.
- b) **Ensuring Accessibility to people with disabilities:**
Provide accessible pathways, entrances and exits for all staff and beneficiaries, mark all sections and rooms, and assign rooms taking into consideration the services provided within, as per annexed standards.
- c) **Provide a safe space and child-friendly areas:**
Renovate the location, providing a clean, comfortable, and safe space for all beneficiaries. Create child-friendly spaces in waiting areas, add child-friendly atmosphere within rooms that provide child services, make use of available outdoor areas to create child friendly areas/ and comfortable spaces for visitors, and create additional spaces to provide the weak/ missing services.

To do so, UNICEF Palestine is therefore seeking to hire a qualified Consulting Company with demonstrated experience and capacity to provide the following services:

1. Site assessment.
2. Design services and preparation of the technical bidding documents, including a full set of drawings, bill of quantities (BoQs), and technical specifications
3. Site Supervision and Quality Assurance as per national laws and regulations and UNICEF standards and organizational procedures.

UNICEF, in coordination with the Ministry of Health (MOH), will then select one or more qualified local Contractors to execute the works through a competitive tender process.

3.2. Services Description

The consultancy will be split into two (2) phases according to the project stages. The Consulting Company will be responsible to ensure quality during all phases as follows:

3.2.1. Phase 1: Assessment and Design phase

- a) UNICEF -will provide the (GPS) Locations of assessment and a list of issues that need to be addressed for each location (as per annex B), the Consulting Company will conduct a site assessment and confirm the needs. In each Health Facility, the Consulting Company shall assess the WASH facilities, verifying the functionality of the water and sanitation facilities, and the overall building conditions and need for maintenance, including for external areas, the quality of the finishes, and the clinic's accessibility for beneficiaries and staff with disabilities. The site assessment shall be coordinated with UNICEF and MoH.
- b) The Consulting Company will submit a detailed assessment report for UNICEF approval, including site analysis, status, identified priorities, preliminary cost estimates, implementation timeframe, and recommendations.
- c) Following the Assessment, the scope of work for each location is confirmed with UNICEF and MoH, the Consulting Company will develop the detailed design and prepare the tender documents. The tender documents shall include a full set of architectural and structural, electrical & mechanical drawings, technical specifications, detailed Bill of Quantities (BoQs), internal cost estimates, construction work plan, and quality control plan. Design criteria and standards should be discussed and approved by UNICEF jointly with MoH.
- d) The procurement process will be managed directly by UNICEF as per internal procedures and regulations. The Consulting Company may be invited to assist UNICEF in the solicitation process, for instance: (i) with the pre-qualification of contractors, (ii) pre-bid conferences; (iii) bidders' technical queries.

3.2.2. Phase 2: Construction phase

During the construction period, the Consulting Company will provide day to day direct supervision of ongoing construction activities to ensure compliance with specifications and signed contract and provide advice to UNICEF on any potential risks related to timeline, budget, and quality of works. In particular:

- a) **Quality assurance:** The Consulting Company will undertake quality assurance and quality control plans and related procedures, review and approve the contractor's construction schedule, detailed designs, shop, and as-built drawings; inspect material sources and materials' tests.
- b) **Site supervision:** The Consulting Company will assist in the project's start-up; inspect and monitor time, progress, cost, quality and quantity of works and other agreed targets; certify payments and assist UNICEF in the control of variation orders; document project records that provide the necessary evidentiary and analyses in case of claims and disputes; ensure that works are executed in accordance with local Bylaws, national and international health and

safety standards, quality standards, and signed contract; liaise and co-ordinate with local authorities, if required; issue the Certificates of Partial, Substantial Completion of works.

- c) Upon Substantial Completion the sites will be officially handed over to the MoH.
- d) **Defect Liability Period (DLP).** The Contract will include 12 months of DLP starting from the date of certification of the Substantial Completion of the works. The Consulting Company will assist UNICEF with the supervision of the quality of works, materials, and workmanship related to the Contractor's defects removal works; ensuring compliance with works contract technical specifications and national laws; solving disputes related to the defects' removal issues; assist the UNICEF by providing advice in the event of any disputes on claims (by Contractor) or penalties (imposed by UNICEF) with the Contractor; check the content and completeness of the final documentation; assist the Contractor with the submission of the "Operating and maintenance manuals", which must be provided for every project and shall include all finishes and services; assist the Contractor with the completion of project as-built drawings - failure to provide as-built drawings may result in UNICEF withholding final payments; issuing the Final Completion Certificates and preparing the Final Statement of Account.

3.3. Monitoring and reporting requirements

The Consulting Company will be required to satisfy the following monitoring and reporting requirements for the contract under consideration:

- a) **Supervisor's monitoring plan**, including the proposed program of work; parameters to be measured; locations from which samples will be collected or measurements taken; type of instruments to be used and their method detection limit; frequency of measurement and key personnel to perform work.

The format shall be proposed by the Consulting Company and agreed by UNICEF.

The supervisor's Monitoring Plan will be submitted by email to UNICEF in English. UNICEF will review the report and provide their comments within two weeks. If the Plan is deemed to be deficient, the Consulting Company will be required to rectify the deficiencies and re-submit the revised Plan to UNICEF within two weeks.

- b) **Site meetings minutes**, Consulting Company will share the minutes of the meeting, including the main topics of the discussion, proposed actions, and/or any decisions made.
- c) **Progress reports**, including contractor's work progress based on information from the logbook and performed controls and surveys. A summary of supervision activities carried out during the week together with the draft supervision program for the following week should be presented. Performed materials tests, received results should be described. Deviations from plans and schedules actual or forecasted should be described and commented on. Cost estimates should be established and presented as a basis for economic planning and follow-up. Problems encountered, and actions taken should be described and commented on.

The format shall be proposed by the Consulting Company and agreed by UNICEF.

Otherwise stated, the report shall be submitted on a weekly basis to UNICEF by email in English. Serious conditions and/or urgent problems must be paid immediate attention to and reported without delay. In addition to the weekly progress reports, monthly reports may be requested to approve interim payment certifications.

- d) **Monthly reports** will summarize all administrative and supervision activities undertaken by the Consulting Company during the defined period. Each report will include details of the financial status, progress schedule, and anticipated completion dates for the various project components.

The format shall be agreed with UNICEF and shall include, but not be limited to the following:

- Details of activities carried out during the month and work quantities completed,

- Site photos (size and number shall be decided with UNICEF),
- Bar charts of physical and financial progress (actual and planned)
- Details of problems and proposed actions,
- Details of Contractors' claims pending and approved,
- Details of approved changes,
- Summary of material tests during the month,
- Details of worksite safety aspects,
- Critical activities in the next month.

The report shall be sent to UNICEF on the first working day of each month.

- e) **Final Report** shall submit within two weeks following the Substantial Completion of the works. UNICEF will review the report and provide its comments to the Consulting Company within two weeks after receiving the draft Final Report. The final version will be submitted within two weeks upon receipt of comments from UNICEF. The report will summarize the physical and financial history of the contract, including an appraisal of the successful aspects of the assignment together with a critical review of those aspects which could be deemed problematic, and which should be reconsidered for future projects. A summary of the Environmental actions undertaken shall also be included. Finally, the list of defects that are to be addressed to the Contractor during the Defects Liability Period and details of any pending payment of claim issues will be annexed.
- f) **Defects Liability Report** will be completed within two weeks after the end of the defect liability period and it will include the overall final physical and financial status of the Project, together with the initial and final progress schedules for the works. This report will include details of construction methods undertaken by the Contractor(s), as-built records showing the locations, details of the work carried out and schedule of defects, approved corrections undertaken, and a summary of the execution of the Works Supervision and Monitoring Plan. Recommendations will also be made regarding any additional requirements for works or technical assistance that may have been identified by the Consulting Company that is considered necessary for the proper future protection.

The Consulting Company will submit soft and digital copies of all reports in English. The Consulting Company will provide electronic copies of all working notes and technical materials developed during the project.

3.4. Project standards

- Building design shall comply with the State of Palestine regulations and with all applicable laws, including national and international health & safety standards.
- All construction and rehabilitation work implemented directly or indirectly by UNICEF shall be in line with the Organization's commitments toward Accessible Buildings and achieving Climate Neutrality by 2020, as per [PROCEDURE/DFAM/2020/001](#) on Eco-efficiency and Inclusive Access in UNICEF Premises and Operations, [CF/EXD/2017-004](#) on Accessibility in UNICEF's Program-Relegated Construction, and Decision Memo: UNICEF Climate Neutral Strategy, 26 May 2015.
- National Standards for WASH in Health Care Facilities, State of Palestine, 2022.

3.5. Performance Indicators for Evaluation of Results

The indicators below will be considered when assessing the Consulting Company's performance:

- The proposed project team composition, expertise, and competencies will be responsible for the delivery of the scope throughout the project life cycle and will perform to the best of their ability.
- Site accessibility, challenges, and risks should be assessed, and appropriate solutions addressed and incorporated into the Design.

- The proposed project team shall facilitate the flow of information between other entities involved in the process to avoid delays and misunderstandings. During the site supervision, this may also include bringing a general contractor on board and incorporating them into design discussion/revisions.
- The design phase occupies a significant portion of the preconstruction phase. Design considerations can impact on the project timeline and budget and may require revising the project's strategic plan. The proposed project team shall promptly inform UNICEF of any decision that can impact on the estimated construction costs and timeframes agreed.
- Pre-tender cost estimate must be accurate and considers the local market condition. UNICEF may decide not to extend the collaboration with the Engineering Consulting Company to the construction stage, in case of a high discrepancy between a pre-tender cost estimate and tender offers.
- The proposed project team shall ensure regular reporting.
- The proposed project team shall ensure a sound collaboration and information sharing with the project stakeholders, such as the UNICEF team, the Ministry of Health, and any other project entity recommended by UNICEF.

4. Deliverables, Schedule of Completion & Schedule of Payments

4.1. Expected deliverables and duration of the services:

- 1) The Sites assessment phase should be completed within 14 calendar days of the contract signature.
- 2) The detailed design and preparation of the tender documents should be completed within 28 calendar days of the contract signature. This period may not include the Consultant Company's support during the tender process.
- 3) The Site Supervision and QA services shall be ensured during the construction period of about 5 months, and as well during the 1 year of DLP with limited activities. During this period, the Consulting Company should inspect each site at least twice.

Type of Services	Deliverables	Time frame
Phase 1: Site Assessment and Design Services	Submission of the Assessment Report reviewed and approved by UNICEF.	within 14 days after the contract signature
	Submission of a full set of technical tender documents - drawings, BBQs with cost estimation, technical specifications, phase 1 final report, suggested work plans. - reviewed and approved by UNICEF	within a maximum of 28 days after the contract signature
Phase 2: Site Supervision and Quality Assurance (during the works and the defect liability period)	Assist UNICEF with the administration of the contract, including: <ul style="list-style-type: none"> – weekly progress reports. – Monthly/Interim payment reports. – Substantial Completion Certification. – Final Report. All reports must be reviewed and approved by UNICEF.	About 5 months period
	Submission of the DLP inspection report (min 2 inspections per site).	Two weeks after the end of the DLP
	Submission of Final Completion and Certification of Making Good Defects reviewed and approved by UNICEF	

4.2. Expected starting date

The expected starting date of this consultancy is November 1st for phase 1, January 15th for Phase 2.

4.3. The Defects Liability Period (DLP)

The DLP is twelve (12) months counted from the date of the Certificate of Substantial Completion. Upon UNICEF's acceptance of Works, the Certificate of Final Completion will be issued, and the Contract will be closed upon issuing of final payment.

4.4. Schedule of Payments

UNICEF will issue interim payments upon satisfactory completion of the services.

Potential Bidders should suggest a Payment Schedule that will be subject to UNICEF evaluation and approval.

No advance payment is foreseen for Services.

Phase 1: The Design Review Services will be paid upon submission of: (i) the Assessment Report and (ii) the full set of tender packages.

Phase 2: Site Supervision and QA will be paid monthly. 5% will be retained on each interim payment up to the Substantial Completion Certificate. The money retained will be released after the submission of the Final Completion and Certification of Making Good Defects reviewed and approved by UNICEF.

5. Solicitation Requirements

5.1. This RFPS document is comprised of the following:

- Annex A: UNICEF General Terms and Conditions of Contract (Services).
- Annex B: Preliminary Assessment and description of the Scope of Works, new WASH Standards in HCF.
- Annex C: Technical Bid Forms.
- Annex D: Financial Bid Forms.

5.2. **Pre-bid site visit:** Potential Bidders should visit the sites prior to submitting their offers to get familiar with site conditions that may affect their Proposals. UNICEF will arrange the site visits; Potential Bidders are expected to get to the site and on their own expense.

5.3. **Rights to inspect Potential Bidders' premises, warehouses, and projects.** Potential Bidders will allow UNICEF, either itself or through a designated representative entity, to have access to the company premises, projects, and workshops, at all reasonable times. The Potential Bidder will provide reasonable assistance to UNICEF for such appraisal, including copies of any documentation (including, but not limited to, test results or quality control reports) as may be necessary. The inspection may be carried out in conjunction with the appropriate national authority. Failure to do so may result in the rejection of the Proposal.

6. Eligibility & Qualification

6.1. The Potential Bidder must be registered as an engineering firm in the State of Palestine. Technical Proposals shall include copies of original documents defining the constitution or legal status of the company, place of registration, and principal place of business; written power of attorney of the signatory of the nominated person to commit the contract.

6.2. The Potential Bidder must hold *Professional Indemnity Insurance*.

Failure to provide the required information will disqualify Bidders.

7. Key Personnel

- 7.1. The key staff is an indication of the minimum requirement. It is the responsibility of the consultant to propose the expertise deemed necessary to carry out the service efficiently, comprehensively, and timely. Bidders shall ensure that the team is complete in all respects including all the required support.
- 7.2. The proposed staff (as indicated in the table below) must have adequate computer experience in the use of standard office applications and professional software in their respective fields.

Position	Required Qualification	(Staff-days)	
		Assessment & Design	Site Supervision & QA
Project Manager	Hold a BSC's degree with at least 15 years relevant work experience. Chartered Professional and registered with recognized trade body. Working with Government agencies, UN agencies, and INGOs is considered an asset.	7 days (<i>about 25% time out of 28 days</i>)	38 days (<i>About 25% time out of 150 days</i>)
Structural/Civil Engineer	Hold a minimum BSc in Structural or Civil Engineering and at least 10 years of work experience. Chartered Professional and registered with a recognized trade body.	14 days (<i>about 50% time out of 28 days</i>)	38 days (<i>About 25% time out of 150 days</i>)
Architect	Degree qualified (Architecture), min 8 years relevant experience, and chartered Professional and registered with recognized trade body.	23 days (<i>about 80% time out of 28 days</i>)	15 days (<i>About 10% time out of 150 days</i>)
Electrical Engineer	Hold a minimum Bachelor of Electrical Engineering with at least 5 years of professional experience.	4 days (<i>about 15% time out of 28 days</i>)	8 days (<i>About 5% time out of 150 days</i>)
Mechanical Engineer	Hold a minimum Bachelor of Mechanical Engineering with at least 5 years of professional experience.	4 days (<i>about 15% time out of 28 days</i>)	8 days (<i>About 5% time out of 150 days</i>)
Quantity Surveying Officer/Estimator	Hold a minimum diploma in quantity surveying and at least 5 years of work experience including a minimum of 3 years' experience in preparation of payment claims and material estimation.	7 days (<i>about 25% time out of 28 days</i>)	15 days (<i>About 10% time out of 150 days</i>)
Site Engineer (Min 3)	Degree qualified (Engineering), min 8 years' experience of site supervision of construction projects. Chartered Professional and registered with a recognized trade body.	n/a	150 days per site engineer (+ DLP inspections)
Administration / Document manager	Minimum 5 years' experience in a similar role	7 days (<i>about 25% time out of 28 days</i>)	38 days (<i>About 25% time out of 150 days</i>)
Quality & Safety Manager	Degree qualified (Civil or Structural), min 10 years' relevant experience and QA/QC Certificated.	<i>Same as the structural engineer</i>	<i>Same as the structural engineer</i>

- 7.3. Other supporting staff shall have qualifications and experience relevant to the project.
- 7.4. The time allocated for the Consultant's staff on the project is to be spread as needed over the contract period including the 12 months of the defect liability period.

- 7.5. The selected Consulting Company is expected to assign or deploy adequate qualified staff to undertake the specific engineering services requested.

8. Evaluation Process and Method

8.1. Submission of offers

The Bidder will be awarded according to assessed and proven capacity and in accordance with the RFP requirements.

Bidders shall submit a Technical Proposal including the bid forms duly completed and signed as specified in Annex C: '01_Technical Bid Forms'.

Bidders shall also submit a Financial Proposal including the bid forms duly completed and signed as specified in Annex D: '02_Financial Bid Forms'.

Proposals that fail to comply with the above will be disqualified and will not be given further consideration.

8.2. Evaluation of Technical Proposals:

Bidders will be evaluated for both technical and financial proposals, evaluation will be based on 70% technical and 30% financial criteria. A proposal is selected based on cumulative analysis, the total score is obtained by combining technical and financial attributes.

- a) Following the closure of the RFPS, Technical Proposals will be evaluated by the evaluation team. The evaluation will be restricted to the contents of the Technical Proposals and the reference checks.
- b) UNICEF will first evaluate the completeness and responsiveness of proposals in relation to:
 - The sealed double envelope system is followed (Technical Proposal and Price Proposal are submitted in separate sealed envelopes each)
 - Submission of all documents requested in Annex C
 - The Technical Proposal letter is duly signed (Form 2)
- c) Proposals that fail to comply with the above will be disqualified and will not be given further consideration.
- d) UNICEF will then evaluate the technical merits of each Technical Proposal using the rating system in Table 3 below. A maximum of **70 points** will be assigned to the Technical Proposals. Technical Proposals receiving **50 points or higher** will be considered technically responsive. Non-technically compliant and non-responsive Proposals will not be given further consideration.

Table 3 Evaluation Criteria

Technical Evaluation Criteria		Max. Points 70
1. Pass and Fail (mandatory criteria to proceed with the assessment)		
	a) Valid certificate of Incorporation/ Business Registration for the required services. The company shall have a legal address in Palestinian Territories. b) Professional Indemnity Insurance. c) Tax Registration/Payment Certificate issued by the Palestinian Ministry of Finance evidencing that the Contractor is updated with its tax payment obligations, or Certificate of Tax exemption if any such privilege is enjoyed by the Bidder.	<i>The consultant who provides the requested docs will be considered for further evaluation.</i>
2. Capability of the Potential Bidders and Key personnel		
	a) Company experience: (i) experience in similar contracts (design, site supervision & quality assurance for Health facilities, experience in universal design is an asset) and	10

	in the country; (ii) overall experience in the relevant sector; (iii) size and structure of the firm, qualifications, and experience of the key company's staff (well knowledge on accessibility and eco-efficiency) and; (iv) ISO certifications; (v) type of clients, experience in working with UN agencies.	
	b) As per ongoing workload and contractual commitments, demonstrated capacity to manage additional services.	
3. Resources (key personnel and equipment)		
	c) Proposed project key personnel for the design phase including CVs, years of experience in similar services (proof required), education degree certificate. d) Proposed project key personnel for the site supervision and QA including CVs, years of experience in similar services (proof required), education degree certificate. e) List of essential support staff. f) List of office equipment, engineering instruments, and design software owned by the firm.	30
4. Financial and economic standing of the Company		
	Demonstrated financial resources in relation to the volume of services required (turnover of the past 3 years, Provision of Audited Financial Reports for the past three (3) years, and current workload).	5
5. Proposed Methodology and Approach		
	a) understanding of scope and challenges and responsiveness to UNICEF requirements, social and environmental responsibility b) Workplan, time schedule, safety plan, risk analysis and mitigation plan. c) Detailed quality control plan to be used in the design review and site supervision, addressing anticipated risks.	25
TOTAL TECHNICAL SCORE		70
Minimum technical required score		50

- a) UNICEF will evaluate the Financial Proposals of those RFPs and the bids that pass the technical evaluation. The total number of points allocated for the Financial Proposal is **30 points**. The maximum number of points will be allocated to the Proposal with the lowest price. All other Price Proposals shall receive points in inverse proportion to the lowest price.
- b) The recommendation for the award will be based on the best value for money principle. The Proposal obtaining the highest cumulative score (Technical + Financial) will be recommended for the award.

9. RECOURSE

UNICEF reserves the right to terminate the contract and/or withhold all or a portion of payment if performance is unsatisfactory, if work is incomplete, not delivered, or for failure to meet deadlines if the rules and the regulations regarding confidentiality, ethics, and procedures of UNICEF and the partners are not followed.

ANNEX B:

List of Clinics:

Location	Scope of work	
Beit Kahil	WASH	Toilets: the clinic has 3 toilet units available (3 separate toilets and 3 sinks), Assess and Design a new layout for the toilet units taking into consideration the addition of an extra unit ensuring that at least one is suitable for accessible use.
		Plumbing: the wastewater plumbing system in the clinic is out of order and causes the backflow of sewage from drains and unpleasant odors. The entire system needs to be checked and replaced if required.
		Water storage: water storage tanks are to be sanitized or replaced if required. The addition of an extra tank is required.
		Water Supply: when renovating the sewage network, water supply lines are to be checked, and any required maintenance is to be done.
		Sinks: available yet not functioning in the nursing rooms and the two other doctor's rooms, sinks are to be replaced with ones that have a working place around them after the plumbing is taken care of.
	Moisture protection:	The western façade of the building has a fault that causes moisture in the rooms of the clinic, several solutions required, to choose the best in terms of function and cost.
		All clinic windows should be assessed and rehabilitated.
	Extension	Close the terrace in front of the clinic entrance, the new area can be turned into a new waiting area, move the reception and registry there. (Provide different designs for the closure of the area) Assess and compare the difference between block walls with lintels vs steel structure with sandwich panels and Concrete slab roof vs. sandwich panel sloped ceilings. (Kitchenet to be moved to that area instead of near toilets, and the previous area to be used for additional toilet unit). Complete assessment and design of the new suggested area (Terrace)
		A closed locked room is found at the side of the clinic entrance accessed from the terrace, the room is to be renovated to move the pharmacy to, so the pharmacy room inside can be turned for a different use.
	Rehabilitation	Assess and fix all residue of moisture in walls and ceilings, ensuring no Fungi is left.
		Fix all issues found in the plastering of the walls and ceilings.

		Provide walls that are easy to sanitize, assess the cost if tiled or using oil paint. (This applies for the first 1.2-1.5m in the wall height)
		Repaint all remaining walls and ceilings after Plastering fixes have been undergone.
		Change floor tiles for all facilities after plumbing issues are fixed, use new tiles for bathroom walls and floors
	Electrical	The clinic faces issues with power shortages, the inner wiring is to be checked for compatibility with the available machinery and electrical units available.
		Study the feasibility and cost estimates of installing solar panels.
		Check if there is a need for an increase of the wattage supplied to the clinic
		Change lighting units into power/ energy saving models
	WASH	There are 5 toilet units available in the clinic all of which need renovation, (2 in MNCH section, 2 In general clinic, 1 Mental health section)
		2 units need to be rehabilitated to be for accessible use.
		Addition of water tanks on the roof, as the one available is not sufficient
		Reconnect water harvesting from the roof to the available water well, after cleaning and disinfecting
Dura	moisture protection	Rehabilitate the bitumen sheet insulation found on the roof tops of the interconnected buildings
		Remove the old concrete water tank found on the roof of the old building and provide the proper insulation in its place
		Fix all construction joints between the different buildings with the proper sealants, and fix any issues found in the tiled roofs covering the areas between buildings and around the entrances
	rehabilitation	The main building, which currently functions as a general clinic should be turned to provide a shared service between sections (laboratory, pharmacy, autoclave room, registration, and the general doctors room to be turned into the dental clinic.
		The mental health section is the largest of the 3, yet the least utilized, with 6 rooms in total 3 of which are being used for mental health, this section can host the general clinic, with the MNCH section/ vaccination. (There are two waiting areas in the section each serving 3 rooms, the area to serve the MNCH part of the section to be created as a child friendly area when designing)

Ein Sara		Assess and provide a detailed design for a new layout for the different sections of the clinic: the MNCH section consists of 2 large rooms and an outdoor waiting area, the waiting area can be closed off, and the two rooms can be split into two each, creating a total of 4 rooms which is more than sufficient for the section, and provides a higher sense of privacy (one of the rooms is a closed off terrace with aluminum windows, studying the viability of replacing the windows with solid walls for more privacy, or provide cheaper alternatives if available.
		There are plenty of unused outdoor areas, many roofed spots around the entrances can be better utilized to create waiting areas and child friendly spaces (ex: playground)
		The remaining unroofed area in the garden needs some renovation, paths leading from the outdoor entrance to the main building entrance are not suitable for accessible use, a ramp should be constructed at the outdoor entrance, paths need retiling. The garden plant beds are disorganized and scattered, reorganizing the garden would add a positive atmosphere to the clinic
		Cleaning moisture issues, fixing plastering problems, and repainting all walls is required, (study the functionality and costs for tiling walls at 1.2-1.5 wall height or oil paint for better sanitation)
	electrical	Change lighting units into power/ energy saving models
		The clinic faces some power shortage due to the internal wiring not being sufficient to power some of the machinery (AC units). The facility is supplied with a three-phase supply unit, but the internal wiring is not sufficient.
	WASH	The clinic has 2 toilet units one on each floor, the one available in the upper floor is of decent size and can be transformed into an accessible unit, the one downstairs needs full renovation but is inside a room, so should be assigned for staff when renovated.
		The kitchenet area next to the toilet upstairs can be turned into two new toilet units, to meet the minimum requirements from the latest WASH standards in health care facilities
	moisture protection	The basement floor is closed due to moisture issues in the walls, water is getting into the walls from the ramp path leading to the upper floor, where the joint between the path and the building walls needs to be sealed/ insulated properly
		To avoid moisture issues from appearing, walls are to be fully tiled in the basement floor, while investigating the need to negatively insulate the walls before doing so.
		Moisture in walls is found in the upper floor, therefore tiling the walls up to the height of the windowsills would be needed to get rid of it while providing easy to sanitize wall surfaces.
		The bitumen sheet moisture protection layer on the roof is in good condition, although it lacks galvanized steel sections on the joints between the sheets and the edges of the roof, with the proper sealant to cover them.
	extension	A decent area (3.7*5.5) behind the current kitchenet can be roofed, and turned into a small kitchenet/ staff break room for when the extra toilet units are added (this area will need plumbing and electrical first fixes installed)
	Renovation	A small room under the terrace of the upper floor entrance is currently closed and used for storage, this room can be turned into a registration/ Archive room, as it lies between both floor's entrances, thus decreasing the density of beneficiaries and spreading them over two different areas (it would be better to add some roof panels Infront of the room and the basement entrance for shade in the summer, and protection from rain in the winter).

	Walls and ceilings as well as the ceilings of the basement floor need minor maintenance (plastering and painting)
	The floor tiles need to be cleaned (tiles are incredibly old and historical, providing a way to preserve it would be worth the study)
	After renovating the basement floor, two extra rooms accompanied by a waiting area can be used as the general clinic with a nursing room and doctors' room (the easier access to the basement floor will make it easier for those beneficiaries)
	The waiting area and rooms on the upper floor to be designed/ renovated with an aim for creating child friendly space.
	The staircase connecting the two floors needs to be locked for staff use only, with an improvement in the safety status (non-slip materials needed on steps, better railing on the side is required)
	Windows need to be properly maintained and checked for proper sealing (drilling for windows steel protection installment needs to be sealant to stop moisture from seeping around windows).
electrical	The clinic faces issues with power shortages, the inner wiring is to be checked for compatibility with the available machinery and electrical units.
	Check if there is a need to increase of the wattage supplied to the clinic
	Change lighting units into power/ energy saving models

