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

Terms of Reference

Digital Documentation & 3D Laser Scanning for Selected Projects in the Old City of Jerusalem

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***

Therefore, Taawon seeks a professional Firm or Joint Venture to conduct digital documentation, including 3D laser scanning, for 9 selected projects within the Old City.

Objective and Scope of Work

1.1 Overall Objective

The primary objective is to digitally document and create accurate 3D models of selected heritage buildings in the Old City of Jerusalem. This work must utilize advanced digital documentation techniques (including 3D laser scanning, photogrammetry and AI based methods) to support ongoing conservation, planning, and revitalization efforts.

1.2 Scope of Work (Activities)

The consultant must conduct comprehensive digital documentation of the selected sites, including the following activities:

- Perform 3D laser scanning and photogrammetry, high-resolution photography, and videography.
- Collect necessary architectural and structural data.
- Process all raw data to produce final deliverables.
- Ensure all documentation meets international standards for heritage conservation (e.g., ICOMOS, ICCROM guidelines).

1.3 Target Heritage Sites

The scope covers the following sites within the Old City of Jerusalem:

- **Dar Al Aytam (Industrial School):** Documentation of the **ground floor** and **Maqam Al-Rasasi** (including Stone Mapping).
- **Burj Laqlaq:** The **Administration building** and surrounding **courtyards**, including the **basketball court**.
- **Al-Hashmi Hotel**
- **Dar Sharaf**
- **Omar Mosaic**
- **Saraya Center**
- **Silver Shop**
- **St. Yves**
- **Via Delarosa Guest house**

2. Deliverables and Reporting

2.1 Key Deliverables

The Consultant is required to process and deliver the following outputs, adhering to the **Quality and Submission Requirements** outlined below:

- **Phased Delivery:** Deliverables for each site must be submitted **individually** as soon as its documentation is completed and processed, based on Taawon's three phased workplan.
- **Initial Review & Standardization:** Comments and feedback will be provided on the **first site submission**. The Consultant must then **incorporate and adopt these required**

modifications across the documentation for **all remaining sites** within the project to ensure complete standardization and quality.

- **Documentation Structure:** The Consultant must establish and agree upon the final **arrangement and organization (structure/format)** of all documentation with the Project Coordinator prior to commencing the final submission phase.

Required Outputs:

1. **Complete Digital Archive:** The full archive of raw and processed data files.
2. **3D Model:** A detailed, readable, and editable 3D model (in standard formats such as .obj, .fbx, etc.), based on point clouds and photo textures, and mapped with photo plans.
 - *Note: The Consultant must provide a brief training session for the Owner on data management and editing.*
3. **2D Survey Drawings (PDF and AutoCAD formats):** Detailed 2D drawings must include:
 - Floor plans at scales **1:50 & 1:100**.
 - A minimum of two cross-sections for each location at scales **1:50 & 1:100** (locations to be agreed upon with the Project Coordinator).
 - Building elevations at scales **1:50 & 1:100**.
 - Clear indication of levels for all spaces, a legend of building materials, and defined pen assignments.
 - Drawings must include all architectural details, technical installations, and a basic analysis of degradation.
 - *Note: The Consultant must provide clear layer descriptions for both architectural and degradation drawings.*
4. **Orthophotos, Floor Plans, Elevations, and Sections** derived from the 3D data.
5. **Documentation Report:** A technical report detailing the methodology, findings, and recommendations.
6. **Presentation:** A final presentation summarizing the findings and architectural analysis.



2.2 Reporting and Duration

- Reporting: The consultant will report directly to Taawon/OCRP project management. Regular progress updates and a final presentation of results are required.
- Working Area: Old City of Jerusalem.
- Project Duration: The assignment is expected to be completed within [5 months] from the contract start date.

Consultant Qualifications

- Proven experience in digital documentation and 3D laser scanning of heritage sites
- Familiarity with international standards (e.g., ICOMOS, ICCROM)
- Technical capacity and equipment for high-precision documentation
- Experience working in historic environments, preferably in Jerusalem or similar contexts

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 Association/Institution 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.”

Submission of Offers and Evaluation Method:

Offers are submitted in **two separate sealed envelopes** and evaluated based on technical and financial criteria, using the following weights:

- **Technical Evaluation: 70 points**
- **Financial Evaluation: 30 points**

No financial offers will be opened for any Firm or Joint Venture who did not achieve a technical evaluation score of **70% of the total** score allocated for the technical evaluation.

Technical Offer: -

- **The bidder must attach a copy of:**
 - *Registration Certificate*

- **Power of Attorney.**
- **valid source deduction certificate.**
- **bid bond guarantee of \$2,000**

Technical Evaluation Table

Criteria	Description	Points
<i>Portfolio of Relevant Previous Work</i>	Quality and relevance of similar projects completed (digital documentation, 3D scanning, heritage sites, etc.)	15
<i>CVs of Key Personnel</i>	Qualifications, experience, and expertise of the proposed team members	15
<i>Equipment list/specifications</i>	list/specifications	15
<i>Working methodology & proposed timetable</i>		15
<i>Submission of Required Documents</i>	Completeness of required documents (registration, certificates, proposals, etc.)	10
<i>Total</i>		70

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 25/12/2025 on Thursday 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 14/12/2025, and your inquiries will be answered via the same email on 18/12/2025