Lebanon Emergency Assistance Project

Council for Development and Reconstruction

TERMS OF REFERENCE (TOR)

Technical Assistance for Assessment of Investment Requirements in Damaged Areas of Lebanon Ref: LEAP-CS-TA-01

I. Introduction

As Lebanon emerges from the 2023-24 conflict that affected Lebanon and overlapping multifaceted crises, As Lebanon emerges from the 2023-24 conflict that affected Lebanon and overlapping multifaceted crises, the proposed emergency Project supports the most urgent repair and reconstruction of damaged critical public infrastructure and public lifeline services and the sustainable management of rubble.

The proposed Lebanon Emergency Assistance Project (LEAP) is a central part of the WBG portfolio in support to Lebanon. The proposed emergency Project will finance activities related to immediate response, recovery, and early reconstruction, such as sustainable rubble management and restoration of critical infrastructure and lifeline services (e.g., water, mobility, energy, health, education) in prioritized geospatial areas. Proposed Project activities will be complemented by activities in other IBRD-financed projects including in the energy, water, agriculture, social protection, and health sectors.

II. Lebanon Emergency Assistance Project Objectives

Rapid Recovery of Public Lifeline Services and Critical Public Infrastructure

In damaged areas where economic activity can be rapidly resumed and where a high proportion of the pre- conflict population has remained or returned, there is an urgency to repair public facilities and restore critical infrastructure and lifeline public services, such as mobility, water, energy, communications, SWM, emergency services, education, social, health care etc

Sustainable and Robust Reconstruction of Critical Public Infrastructure and Public lifeline Services

These types of public reconstruction investments may include *inter alia* transport and electricity network infrastructure, water and wastewater infrastructure reconstruction, SWM sites, and severely damaged public buildings etc. This includes feasibility studies, concept design, preliminary designs and E&S studies. The component will also finance consultancy services to *inter alia* assess options to harness private capital and implementation capacity to contribute to the reconstruction of severely damaged housing units and apartments, the delivery and long-term operation of other assets and services supported by the Project and explore alternative options to reconstruction of infrastructure, such as use of Nature-Based Solutions. Based on the disaster and climate risks, investments in

buildings under this Component will be designed to be seismic resistant, resilient to extreme heat, energy efficient[53] and water efficient, universally accessible, located outside areas under flood risk and designed to meet the needs of a modern and growing Lebanese economy and society. The key driver to incorporate these risk reduction measures in the design of building stock is to make them resistant to climate change impacts. Development of recovery and reconstruction strategies/guidelines for priority sectors that include BBB measures, such as cultural heritage and tourism, education etc., can be financed if needed.

Infrastructure Reconstruction Works

This subcomponent will finance civil works and construction supervision services for high priority reconstruction activities, using the disaster and climate resistant designs and environment and social documents prepared for Component 3a. In the initial $250 million IBRD financing, no allocation is currently made to this subcomponent 3b given that it may be a year before these works' contracts are ready, and the financing can be more immediately used under other components. It is estimated that reconstruction works under this subcomponent for public infrastructure will rapidly reach $455 million. Large dams and small dams, as defined in paragraph 2 of ESS4-Annex 1: Safety of Dams, are not eligible under this sub- component.

III. Scope of Services

The purpose of this 3-month assignment is to determine the investments in conflict-affected areas. This should include investments required for rapid recovery of public lifeline services and critical infrastructure, through repair and provision of alternative service delivery mechanisms, and investments for reconstruction, which require preparation of designs, environment/social documents etc. The consultancy firm will be required to review existing reports, conduct site visits, undertake engineering assessments, consult with relevant ministries and local authorities, and support the PIU to consult with affected communities. Based on the collected information, the consultancy firm should provide a consolidated list of needs per locality that articulates investments that can be made to rapidly restore public services and those needs that will new designs/environmental information etc. The consultancy firm will provide recommendations on the most appropriate procurement approach(s) to meet identified investment needs.

Subject to satisfactory performance in the first three-month assignment, the Consultancy Firm will be invited to submit technical and financial proposals for a further 12-months to support the Client to prepare bidding documents for civil works, goods, consulting and non-consulting services relevant to needs identified in the first phase of the assignment.

IV. Description of Consultants' Tasks

Task 1: Preparation of Inception Report based on provided materials and desk review

The Consultant should submit an inception report no later than fifteen days after signing the contract. Inception Report should summarize the review of documentation undertaken by the Consultancy Firm and specifies the approach to deliver the scope of the services. The Inception

Report is a key deliverable, and it will be the first step of the assignment. The inception report should include but not be limited to:

- Background and Context: Briefly sketch the overall concept and management of the assignment. Include information such as the project background, assignment objectives, timeframe and invested resources. If multiple actors are involved in the process, the report should specify who and to which extent.
- Methods of Data Collection: Introduce all data collection methods, devices, qualifications of the crew that the consultancy will utilize for field data collection. Preparation of structured surveys for data collection for review and approval.
- Assessment and Analysis Strategy: Define approach on structural analysis and assessment used to determine the feasibility of repair or reconstruction of buildings
- Cost Estimate Methodology: Describe details of the calculation methodology for assessing the costs associated with investments. Clearly indicate all the references and assumptions (e.g. unit costs per sq m for new construction or repairs).
- Logistics and Support needed from the Client: specify all the assistance and arrangements needed for the accomplishment of Consultants' Tasks.
- Occupational health and safety (OHS) management Plan or measures prepared in line with the national laws and Environmental and Social Management Plan (ESMP) and the Labor Management Procedures [LMP] will include work specific hazards risks and OHS measures will be taken to protect personnel.
- Work Plan: Provide the timeline for the assignment to reflect the details on the activities following the inception report (data collection, data analysis, and reporting) with their key deliverables**.**

Task 2: Collection of damage data, recovery/reconstruction needs and other relevant information from line ministries and local authorities via structured questionnaires

Using the structured questionnaires prepared in Task 1, the Consultancy firm will collect data and information from relevant line ministries and local authorities on damage and recovery and reconstruction needs. The types of data, inter alia, expected to be collected are:

- Ministry of Education and Higher Education (MEHE) : list the CERD IDs, names, governorates, geographic coordinates, education level (pre-primary, primary and/or secondary, tertiary), ownership (public owned, public rented, semi-private, private), student population (by Cycle and shift), number of teachers (by contract status, shift, and Cycle), number of classrooms and their capacity, number of floors, size in m2, level of damage sustained to the building, WASH facilities, and equipment/furniture, whether the school was used as a public shelter, whether the school has been decommissioned as a shelter, and if a structural safety assessment was completed.
- Ministry of Health: list the names of hospitals and Primary Health Care Centers (PHCCs) that have been damaged, including their geographic coordinates, ownership (public, private, NGO), size in m2, number of beds (for hospitals), number of staff, average number of patients served pre-war, current level of functionality (operational, partially operational, non-operational), level of damage sustained to (1) the building, (2) critical areas such as operating rooms, emergency rooms, laboratories, pharmacies, storage facilities, (3) utilities, (4) medical equipment and (5) non-medical equipment and furniture and if a detailed damage assessment was completed.

- Ministry of Public Works and Transport: damage to roads, and bridges, as well as any impact to transport sector facility, including regional offices of the Ministry. Damages to public buildings should also be collected. Data on accessibility and road closures shall also be collected.
- Ministry of Energy and Water and EDL: damages to transmission network infrastructure (including substations, MV and HV equipment, wires, transformers, towers, mobile substations, etc.), distribution network (including poles, cables, switchgears, transformers, distribution panels, electrical accessories, and underground cables MV/LV substations, etc.).
- Ministry of Social Affairs: status of Health centers related to the Ministry of Social Affairs.
- Ministry of Environment: status of rubble and hazardous materials management including solar panels, batteries clearance, medical waste treatment facilities, soil affected by white phosphorous, damages to forests and shrublands, damage to riverine areas, wetlands, grassland, marine and coastline
- Local Authorities: damage to equipment, vehicles, bins and treatment facilities related to Solid Waste Management (SWM), status of rubble and hazardous material removal, municipality buildings, Fire and Emergency Services, police stations, Social services (e.g. childcare, after school care, elder care facilities, community markets), locally-managed electricity services delivery, including decentralized power generation systems (eg. solar power system / hybrid / diesel generators) and associated networks, equipment, meters and equipment, damages to forests and shrublands, damage to infrastructure in protected areas, riverine areas, wetlands, grassland, marine and coastline, soils affected by White Phosphorous and other community facilities (sports facilities, public library, public parks and gardens, cultural centers).
- Union of Municipalities of Dahiyeh, Council of the South and High Relief Council: Status of rubble and hazardous material management within their area of jurisdiction, list of contractors and consultants involved, contractual arrangements, quantity of rubble removed, destinations, storage arrangements, E&S arrangements, etc.

Task 3: Verification of stated damage and needs, identification of other requirements/challenges, and assessment of "repairability" of public buildings/infrastructure through field visits

The consultancy firm should verify the collected damage and recovery reconstruction needs via field visits to affected areas. There should also be collection of any other relevant information that could affect the recovery and reconstruction process that was not provided through structured surveys, such as accessibility for construction services, ongoing actions to assess or clear explosive remnants of war, etc. There is also a need to verify that the identified needs relate to the 2023-24 conflict and were not needs are outstanding from lack of maintenance/investment etc that is unrelated to the conflict. During site visits, the following additional information should be collected:

- Assessment of structural integrity of damaged buildings and facilities that were tagged for repair. Potential to repair buildings and facilities flagged as requiring reconstruction. Assessment of repair requirements.
- Conclude on where repair is possible or where reconstruction is required.
- For any expected use of container/mobile classrooms, health clinics or social services, the Consultancy Firm should identify with the local authority's potential locations where these

containers could be located on public lands as well as utility connection options for water, wastewater, energy etc.

Task 4: Calculation of Investment Requirements, overall and per locality

Considering the data collected in Tasks 1-3, detail estimated investment requirements per damaged asset, and overall by sector and locality. Investment calculations should include the following per damaged asset, and the source/assumptions on the costs clearly specified:

- Estimated cost for feasible repairs and anticipated timeframe (weeks, months) to complete repair works of public buildings
- Estimated cost to replace or repair damaged equipment and vehicles
- Estimated costs for rapidly restoring energy supply for priority needs (eg. water pumping, heath facilities, schools, public buildings and other public services), such as solar PV/hybrid systems
- Estimated costs for roads and bridges repairs per road segment
- Estimated costs associated with temporary measures to restore services – such as water delivery services, waste management services, installation of purchased or rented mobile classrooms, health clinics etc - and likely timeline that these interim measures will be required before repair/reconstruction is completed
- Estimated costs associated with reconstruction of each damaged asset.

Task 5: Report and Database on damages and investment needs for rapid recovery and longer-term reconstruction

This Task will collate the findings of the previous tasks in a summary report and with accompanying databases. The report should highlight the following:

- Damage sustained per locality and per sector
- Investment requirements for rapid recovery, through repairs and provision of alternative delivery mechanisms (e.g. containers, trucks, standalone solar PV/hybrid systems, water delivery etc) and associated estimated costs, per locality and per sector.
- Investment requirements for reconstruction for heavily damaged or destroyed buildings and infrastructure, per locality and per sector
- A preliminary investment plan and timeline, per locality and sector.

The database should enable investment needs across locality and sector to be easily aggregated, as well as needs such as the number of container classrooms or medical clinics to be quickly aggregated across different geographic areas or the requirements for solar, and for unit prices to be updated as needed through time etc.

The report and database should also note any issues related to the following:

- Any spatial plans and zoning plans for the affected areas
- Locations of any investments near to xx river (International Waterways OP7:50); and Disputed Areas (OP 7.60) Investments located near any Critical Natural Habitats or tangible or intangible Cultural Heritage

- Location of any investments near protected areas or activities that may create new restriction to Protected areas (Interim Guidance Note Managing the Risks of Projects Involving Protected Areas)
- Status of clearance for ERW[1] , mortal remains and debris.

Table 1. Proposed Report Outline

Report Section	Required Content
Executive Summary	• State the purpose and major points of the report, describe any results, conclusions, or recommendations.
Scope of Work	• A point-by-point description of what has been completed in the assessment
Methodology	• Present a detailed methodology highlighting the data collection, damage assessment, and investments identification.
Document Review	• Outlines all the existing documents used in the assessment
Field Evaluation	• Describes the observations and data collected
Analysis	• Presents the results of the damage assessment • Presents needs for rapid recovery and reconstruction per locality and per sector
Investment Sequencing	• Present a proposed sequence of investments, differentiating between rapid recovery and reconstruction.
Conclusions and Recommendations	• Includes a summary of the significant facts or findings of the assessment • Clearly states any Immediate Actions and other requirements
Appendices	• Can include relevant background documents, such as structured survey results, photographs, data and evaluation results

The Consultancy firm shall provide and submit with the Report, all relevant excel spreadsheets, maps/GIS files etc.

Task 6: Recommendations for Procurement Approach to Meet Identified Needs

Under this task, the Consultant will provide recommendations to CDR on the best procurement approaches for different identified investment taking into account: (i) scale, for standard solutions which can be procured / deployed in multiple localities, (ii) framework contract(s) for works, goods and non-consulting services, (iii) compliance with spatial prioritization approach under the Project, and (iv) the Procurement Strategy for Development (PPSD) of the Project.

Task 7: Preparation of Bidding Documents (Subsequent Phase and subject to Satisfactory Performance)

Under this task, the Consultant will support CDR in the preparation of bidding documents for goods, works, non-consultancy services and consulting services (for feasibility studies, designs and environment/social assessments). *This task will be initiated subject to satisfactory*

[1] Geneva International Center for Humanitarian Demining Definitions, link

performance of the Consultancy Firm in Tasks 1-6 and upon initiation, the firm will be asked to prepare a financial proposal to prepare the agreed bidding documents over a 12-month period. This task should not be included in the financial proposal for this RfP.

V. Timeline

This assignment is expected to be initiated in July 2025 and Tasks 1-6 finalized in a period of 3 months. The Consultancy Firm shall submit all the documents in a timely manner to complete the services on time without any delay and therefore shall carry out the necessary arrangements for site visits. Task 7 is expected to be executed over a period of 12-months. In view of the tasks to be achieved, it is anticipated that staff input will be 20 person-months

VI. Reporting Requirements, Time Schedule for Deliverables and Payment Schedule for Tasks 1 to 6.

Task	Deliverable	Deadline	Payment Percentage
1	Inception Report	15 days	5
2	Completed Structured Questionnaires	30 days	20
3	Field reports	50 days	25
4	Investment Requirements	75 days	20
5/6	Final Report on Investment Needs and Recommendations for Procurement Approach	90 days	30

VII. Facilities provided by the Consultancy Firm

The Consultancy Firm must ensure that its professional staff has adequate support and equipment. All costs for equipment and administrative and logistic support must be covered by the Consultancy Firm and included in the bid price, including:

- All costs arising from the activities of its staff during the contract period, including accommodation, allowances, transportation, insurance, etc.
- Safe and well-maintained automotive equipment, equipment for field tests, office supplies, hardware and software etc.
- All communication costs, including email, telephone, etc.
- All the equipment, instruments, services and logistical support required for the implementation of the contract, and any costs incurred during its preparation of documents and drafts, copying, printing, qualified translation, interpretation etc.

- Appropriate approvals, permissions and precautions shall be taken to protect the health and safety of workers during field works. Employees shall work using personal protective equipment suitable for the job after receiving occupational safety training.

VIII. Support provided by the Client to Consultants

The consultant shall endeavor to obtain all information related to data collection by his proper means. However, CDR may assist the consultant in this regard.

IX. Consultancy Firm Profile, Team Composition & Qualification Requirements for the Key Staff

Team Composition:

The working language of the project is English. Key team members assigned by the Consultant must possess proficiency in Arabic and English.

All key staff and support staff shall be mobilized immediately after the contract signature. Support staff includes additional technical specialists and administrative staff required to complete the assignment.

Key Staff Qualification Requirements:

K1-Team Leader	Engineer with minimum fifteen (15) years of professional experience includes at least ten (10) year experience in similar assignments and five (5) years working experience in a manager position.
K2-Chief Engineer	Civil Engineer with a minimum of ten (10) years of professional experience, includes at least five (5) year experience in similar works and specialized in structural engineering of buildings and infrastructure.
K3-Structural Engineers	Civil Engineer (Structural Engineer M.Sc. or above) with a minimum of ten (10) years of professional experience, includes at least five (5) year experience in similar works and specialized in structural engineering of buildings and infrastructure
K4-Mechanical Engineer	Mechanical Engineer having ten (10) years of professional experience including five (5) years of similar works experience.
K5-Electrical Engineer	Electrical Engineer having ten (10) years of professional experience including five (5) years of similar works experience.
K6-Environmental / Water Engineers	Environmental Engineer/scientist having ten (10) years of professional experience including five (5) years of similar works experience
K7-Cost Engineer	Civil Engineer (M.Sc. or above) with a minimum of ten (15) years of professional experience, includes at least five (5) year experience in pricing similar works (buildings and infrastructure)

K8-Occupational Health and Safety Specialist	A degree in any of the following: Environmental Engineering, Chemical Engineering, Civil Engineering, Environmental Science or Environmental Technology or Environmental Public Health. A Master degree is a plus; At least ten (10) years of Experience in monitoring and supervising occupational health and safety in construction sites (preferably road projects); Certified Safety Auditor is a plus from an internationally recognized institution (such as NEBOSH or IRCA or OSHA;
K9-GIS Expert	A degree in any of the following: Environmental Engineering, Civil Engineering, A Master degree is a plus; At least ten (10) years of Experience in GIS development Certified GIS Accreditation is a plus from ESRI;
* Should the nominated persons be unacceptable to the Client, the Consultants shall be required to nominate other persons for acceptance at any time during the Services.	