

REQUEST FOR EXPRESSION OF INTEREST (EOI)

CONSTRUCTION WORKS

The Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH is currently implementing its project CREA in Türkiye and Syria. As part of this project, GIZ intends to award a contract to a **private-sector** construction company (or consortium of **commercial** construction companies) for **structural rehabilitation and renovation of a heavily damaged school in Aleppo, Syria**.

The school is currently out of service due to extensive damage sustained during the crisis. The building features load-bearing stone exterior walls combined with an internal reinforced concrete framework of columns, beams, and slabs. Although the structural framework was completed, the remaining construction works were left unfinished. Specifically, the corner section of the building sustained severe structural damage, resulting in a partial collapse. The facility comprises three floors (ground, first, and second floors), each with an approximate area of 600 m², in addition to a partial basement of approximately 225 m². The total built-up area is approximately 2000 m². The building includes around 32 rooms, and the external areas include a courtyard of approximately 4000 m². Additionally, a separate sanitation facility of approximately 50 m² is located within the courtyard.

The Contractor shall use the existing conceptual designs to carry out the Design & Engineering Phase, followed by the actual construction works to restore and upgrade the heavily damaged educational facility. The exact physical interventions will be determined upon completion of the engineering phase. The anticipated works may include a selection of, but are not limited to, the following:

- **Design & Engineering Phase:** Design & Engineering Phase: This phase encompasses the complete preparation of implementation documents based on the existing conceptual designs. All design deliverables, calculations, and updated quantities are subject to GIZ's review and approval. The Contractor shall incorporate any requested revisions until GIZ's formal approval is obtained prior to the commencement of any construction works. Key activities to be carried out by the Contractor include.
 - Site Investigation & Documentation: Conducting comprehensive site surveys and preparing initial as-built drawings to accurately document current physical conditions.
 - Structural Engineering: Updating and finalizing the structural retrofitting design, supported by detailed engineering calculations to ensure safety and stability.
 - Application Drawings & Quantities: Finalizing all architectural, mechanical, and electrical application drawings, and updating the quantities to align with the final approved designs.
- **Structural Retrofitting:** Strengthening the building framework to ensure structural integrity. Works involve targeted demolition of severely damaged sections, concrete re-pouring, structural crack treatment, rebar doweling, and the application of steel jacketing (utilizing steel angles and plates) for columns and beams.
- **Architectural Works:** Comprehensive interior and exterior finishing to restore the facility to full operational capacity, including facade repairs, interior plastering and painting, installation of various floorings (such as terrazzo, ceramic, and marble), fitting of doors and aluminum joinery, and complete roof waterproofing and thermal insulation.
- **Mechanical & Electrical (MEP) Works:** Execution of all required plumbing and electrical installations, repairs, or upgrades based on the finalized engineering designs. Key interventions include the rehabilitation of accessible WASH facilities, installation of

a suitably sized modular water tank, implementation of fire safety systems, and the integration of a complete Solar PV system with battery storage to ensure energy resilience.

- **Site Development & Sports Court:** Upgrading external areas through hard and soft landscaping, including paving and planting. A major component is the construction of a fully enclosed multi-purpose sports court, complete with appropriate sports flooring (such as a multi-layer acrylic surface) and fencing.
- **Commissioning & Handover:** Final testing and commissioning of all installed MEP systems, comprehensive site cleanup, and the submission of final post-construction as-built drawings, operation and maintenance (O&M) manuals, and necessary certifications for official handover to GIZ.

Tender procedure from invitation to tender until signing of contract is expected to take place between 1st of November and 30th of November 2026. The work is expected to be completed within approximately 8 months from the contract signing date.

Commercial eligibility Criteria :

To qualify for consideration in the tender procedure, interested companies are required to submit the following information and documents for eligibility assessment:

- Self Declaration Form (filled, stamped, signed)
- Copy of the Syrian Contractors Syndicate Registration Certificate
- Copy of the Commercial Registration Certificate
- Annual Turnover for last three years.
- List of employees

Technical eligibility assessment :

- Submitting of above listed files
- No grounds for exclusion according to self-declaration
- In case of candidate/tenderer consortium: Declaration by candidate/tenderer consortium
- At least 600.000,00 EURO annual turnover for the last financial year
- At least 3 employees (only count managers, engineers, architects and foremen) in average over the last three calendar years
- At least 1 reference project in the technical field rehabilitation or construction of buildings, in the last 36 months before the date of publication of this tender, with a minimum contract value of 400.000,00 EURO.
- At least 1 reference project in Syria, in the last 36 months before the date of publication of this tender, with a minimum contract value of 400.000,00 EURO.

Weighing Criteria:

A weighted scoring system, totalling 100 points, will be used to evaluate and rank applicants who fulfilled the minimum requirements mentioned above and shared all necessary documents. In the event of a high volume of applications, a shortlist comprising the top 10 companies will be created based on the following criteria:

Reference Projects

- **50 Points:** Number of shared reference projects in the last 36 months before the date of publication of this tender, with minimum commission value of 400.000.00 Euro, in the technical field of **structural strengthening of buildings**

- 2 or more projects: 50 points
- 1 project: 25 points
- 50 Points: Number of shared reference project in the last 36 months before the date of publication of this tender, with minimum commission value of 400.000.00 Euro, in the technical field of **rehabilitation of public buildings**
 - 2 or more projects: 50 points
 - 1 project: 25 points

Submission Details:

The above information and documents shall be submitted to GIZ in PDF format

- Deadline: **29th September 2026 at 14:00**
- Submissions must be sent electronically to: procurement.iraq@giz.de
- Subject line: "**Company Name_ EOI_ Rehabilitation and Renovation of a Heavily Damaged School in Aleppo,– Syria** "
- If the email size is exceeding 20 MB please try to send separate emails.

Please note that following the evaluation process, only a passed companies will be short-listed and invited to participate in the subsequent tender phase.

Please do not submit technical proposals or financial offers at this stage. Only the documents and information requested above shall be submitted. Complete tender documents will be provided only to companies that are prequalified based on the eligibility assessment by GIZ.