

	RFT Compliance Matrix	Reference Number	SF-CF-25
		Owner	PRO
		Revision Code	1.0
		Implementation Date	November-22

Grade of Compliance range from 0 to 15 with a step of 1 unit:

Full Score : Fully compliant

0 : Partially or Not compliant

K : Disqualification

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Reference Number:		Project Name:Building Maintenance Outsourcing Ref# 033-23				
Requirements (Description)		Killer	Fully Compliant	Partially Compliant	Non-Compliant	Reference (Specify document & page nb)
Article 5						
5.1						
Presentation of Offers						
A cover letter, in two copies, addressed to MIC1 showing the Bidder's interest in submitting the Offer to the RFT Building Maintenance Outsourcing duly signed and stamped by the authorized representative and listing the documents enclosed whether in hard or soft copy. The cover letter should also mention the names of partners (if any) that are participating under the umbrella of the company in question.						
3 sets of the signed & stamped Compliance Matrix-in Hardcopy.						
A Letter of Guarantee (LOG) of Fresh USD 5,000 from the participating bidders' bank to MIC1 is requested. This LOG is considered as a major condition for the compliance to this Tender document and selection criteria. The validity of the LOG should be for 208 days as of offers submission date.		K				
A signed copy of the enclosed contract draft as proof of approval on the terms & conditions.						
3 labeled CDs with the complete Technical Offer to RFT, in WinWord, Compliance Matrix in MS Excel and in PDF format with company logo, supporting technical documentation in WinWord or PDF format.						
The Bidder shall submit the following documentations joined to the RFT technical response (Envelop 1):						
General Qualifications:						
1. Company 's Profile.						
2. Company's shareholding structure.						
3. List of Member of the board of directors.						
4. A minimum of 5 years experience in Maintenance & Facility Management Outsourcing business and specifically in similar scope as in MIC1, with an extensive yearly turnover.						
5. Previous experience with MIC1 if any, specifying the period/number of contractual years with MIC1.						
6. Company's list of references, at least of 3 company names from existing clients of a similar scope as in MIC1, with a related detailed scope of work and the number of consecutive years of business with said client stating their experience and level of satisfaction with the services provided.						
7. Recommendation letters from at least 3 clients for whom the company has conducted similar services same volume as MIC1.						
8. Valid awarded standards and Certificates granted to the bidder company.						
9. Health, Safety and Environment (HSE) certifications: or other relevant certifications that focus on safety and compliance practices in the workplace.						
10. Proof documents of Insurance inclusions and liability coverage.						
Technical Qualifications:						
1. PM schedules, policies and procedures, inspection checklists form, for direct and indirect maintenance services subject to this RFT.						
2. Examples of annual, biannual, quarterly, and monthly of operational manual, procedures standards and reports to be submitted by the maintenance company.						
3. Quality assurance process: specify quality assurance processes that service provider must adhere to such as inspections, compliance requirements, safety regulations, etc.						
4. List of sources/suppliers of indirect purchases and services provided by Maintenance Service provider.						
5. Brand specifications of items, materials, accessories would be installed in MIC1 premises.						
6. Spare Parts and Consumables list according to concerned lots subject to this RFT, which are included within the Maintenance Company scope (below 150 US Dollars) and exclusions list as well.						
7. List of tools and equipment of Maintenance required in clause 10.7.						
8. Photo of the company uniform for Maintenance team members.						
The bidder may submit additional offers for maintenance services if he finds a need for that						
Article 7						
Period of validity						
The Offers submitted by the Bidders shall be commercially/financially and technically binding for the Bidders for a period of 6 months at least as of the Closing Date or any extension of the Closing Date decided by MIC1 (herein referred to as "Period of Validity").						
Any Offer valid for a shorter period may be rejected by MIC1 at MIC1's sole discretion. The latter may solicit the Bidder's consent to an extension of the Period of Validity. The request and the response thereto shall be made in writing. Any Bidder granting its consent to such extension will not be entitled / permitted to modify its Offer.						
No offer may be withdrawn before the expiration of the Period of Validity.						
Article 9						
Special Terms						
9.1						
Terms of Payment						
The below describes the minimum payment requirements which are based on a careful analysis of the solution components and required deliverables. However, such minimum payment requirements are not in any way binding to MIC1 and modification of the same might be applied by MIC1 at its sole discretion after selection, on PO or contract level, in case the same is deemed necessary by MIC1.						
Monthly invoices to be paid 30 days from invoice receipt.						
9.2						
Commercial/Financial Conditions						
Bidders shall submit their best and final prices in USD. No negotiations shall be made after offers submissions.						
Bidders to propose their best and final prices for 4 years with a split between USD & LBP. Considering that USD Fresh payment is not possible, all payments will be settled in LBP at market rate on payment date set by MIC1. VAT will be settled as per MoF last decrees.						
Bidders to quote for 4 years (split offer for each year), with the possibility to proceed with a yearly contract for one year or for up to 4 years, and with complete rights to MIC1 to launch a new RFP upon contract expiry in case supplier couldn't commit to his offered fees or fails to live up to its engagements and obligations as detailed in the signed contract						
MIC1 reserves the right to negotiate with the selected Bidder all or part of the Offer as MIC1 deems convenient. In other words, MIC1 has the full flexibility to buy the full scope of the Offer or certain parts of it without any impact on unit rates and discount granted. It might also select different Bidders to supply different parts of the RFT's scope of work depending on its strategy and needs.						
A Bid Bond from the participating bidders' bank to MIC1 with a value of USD 5,000 should be presented for participation within envelop 1. The validity of this LG should be for 208 days as of offers submission date; it will be returned to non-selected bidders.		k				
This LG will be returned to selected bidder after submission of the Performance Bond mentioned below.						
The Bid Bond is ruled by the article 34 of Public Procurement Law 244 dated 19 July 2021.						
Another mandatory Performance bond from winning bidder' bank to MIC1 with a value of 10% of the quoted services should be presented upon tender award only within 15 days from contract start date.		k				
The performance bond shall remain valid and effective from the date of issuance up to the contract expiry date.						
The Performance Bond is ruled as by the article 35 of Public Procurement Law 244 dated July 19th 2021.						
The bidder is not allowed to introduce any new technical offer in the commercial envelop which will be considered a subject to disqualification"		k				
Bidders should not in any way subcontract more than 50% of the bid scope.						
9.3						
Delivery Penalty						
- In case of delay in the delivery, a penalty of 5% per day of delay shall be deducted from the total submitted amount for a maximum of 20%.						
- The filled Compliance Matrix as well as the Offer and BnQ are an integral part of the contract to be issued by MIC1 following the selection of the Bidders. Bidders 'abidance by and respect of their Offer, and more particularly on the delivery date mentioned therein, and based on which the contract is issued, is mandatory.						
In case the above is not respected by the Bidder or in case the latter fails to deliver a requirement service, feature, functionality, or item for which he has already inserted "Compliant" in the Compliance Matrix and included in the Offer, then the following will be applied:						
o A penalty of 5% from the total amount of the bid cost will be applied for each feature/functionality or item.						
o If the penalty value exceeds the amount remaining to be paid for the bid, then MIC1 has the right to cancel the bid with immediate effect and the Bidder will have to refund the total amount paid to the Bidder without the need for a prior notice or any judicial or extra-judicial proceedings.						
If a feature, functionality or item, is marked as a Killer Point and the Bidder fails to deliver it upon implementation, then MIC1 has the right to cancel the bid with immediate effect and the Bidder will have to refund the total amount paid without the need for a prior notice or any judicial or extra-judicial proceedings.		k				
- The Building Maintenance Outsourcing company shall be subject to notification and penalty as specified in clause 10.13 when the latter fails to reach specified performance levels required by MIC1.						
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9.4						
Miscellaneous						
The bidder should declare any relative relations with any Alfa employee up to the 4th degree, for MIC1 to be able to assess the existing of any potential conflict of interests which may lead to deprive the bidder from participating to the tender under the risk of disqualification.						
Article 10						
Technical Specifications						
10.1		K				
Scope of Work						
The subject of the present tender specifications of the contract is to carry out Preventive and Curative maintenance for buildings, stores and warehouses belonging to the client, as detailed in Clause 10.1 (Scope of Work)						
The maintenance of these different sites seeks to preserve the value of properties while making sure:						
-to allow the various functions of the building to persist						
-to allow see improvement of buildings' exploitation tenders						
-to provide comfort and good quality for the Company's social ambience						
-to preserve the company's brand image.						
MIC1 aims from the maintenance outsourcing of its premises to manage the operations with an economical global cost. Thus, the request of offer aims that the preselected enterprises participate in the definitions of a better world of interest.						
10.2		K				
Scope of Intervention						
Preventive and Corrective maintenance which are an integral part of the contract concerning the following buildings, stores and technical warehouses:						
1. Civil works and office furniture						
2. Electrical and Low current systems, listed in below but not limited to:						
3. Air conditioning unit and VRV, listed in below but not limited to						
4. Fire alarm system, listed in below but not limited to:						
5. Hydraulic system listed in below but not limited to						
6. Generating units listed in below but not limited to:						
7. Landscaping maintenance listed in below but not limited to						
8. General Remarks to be considered for Direct and Indirect Maintenance Scope of Work						
9. The Maintenance Company shall conduct SITE VISIT (mandatory) verifying the scope of work required for the MIC1 premises.						
10. The Maintenance Company must determine, in a clear list within their technical offer, any maintenance or repair work (not mentioned in the list above) to consider outside the resident and rotating team's scope and capabilities and the need for third-party intervention (with no subcontract agreement), to resolve the customer's request.						
10.3						
Information Confidentiality						
All information of any type with no exception, constituting the whole tender specifications, are considered confidential information. Therefore, the preselected enterprises undertake not to divulge them to any person whatsoever by any means whatsoever.						
Furthermore, any contravention of said confidentiality whether it is intentional or not constitutes a valid and legal reason for termination of the contract of the Service provider with no compensation and for proceedings of preselected enterprises by MIC1.						
10.4						
Administrative description and Duties of the Company						
1.						
Personnel and Organization						
Qualifications and means						

	<p>It is important to mention that any information written on papers must be issued from ERP or from the CAMM decided by the Maintenance Company. This procedure will be applied on:</p> <ul style="list-style-type: none"> - The inventory of equipment. - The relevant labels. - The list of spare parts by equipment. - The list of different sites and sub-sites to be maintained with the relevant labels. - The work sheets having the same role of interventions' summaries. - An annual or long-term plan of major preventive interventions of different equipment, particularly those requiring maintenance every season. - The reports of incidents and breakdown mentioning the cause of breakdown. - The statistics by intervention's type and cause of breakdown. - The accumulation and evolution of breakdown since the beginning of market. - The management of the stock of spare parts in different sites. - The consumption's statistics of parts and consumables to prepare the relevant orders. 					
5.	<p>Maintenance follow-up:</p> <p>The Maintenance Company and MIC1 will share the access to information of database in connection to the market. The connection's post to the maintenance software will be managed by the Maintenance Company. <i>Whiles other posts (1 or more post) will allow to MIC1 or to its representative to thoroughly control the execution of procedures.</i></p>	K				
6.	<p>Management and stock keeping:</p> <p>Maintenance Company will offer in the premises of MIC1, the stock's entering as well as it will control the minimum level of stocks of spare parts and consumables on ERP. <i>Each purchase order sent to MIC1 or to its representative will be accompanied by inventories and/or statistics of consumption and usage of such parts obtained thanks to the ERP.</i></p>					
10.6	Equipment and Tools of maintenance					
1.	<p>General conditions:</p> <p>The Maintenance Company will supply on its own expenses all tools and equipment, whether movable or fixed, which are necessary for a good management quality, without prejudice to security conditions of different systems and installations. These tools and equipment consist of the following where should be provided for both Buildings (Pine and Parallel).</p> <ul style="list-style-type: none"> - Maintenance tools. - Inspection devices. - Equipment and installations' measure and test devices. - Complementary tools such as: scales, platforms, lightning devices, etc. - Computers and devices with mobile data access to software on which they can update or close requests upon implementation. - Equipment and furniture for the office. - Necessary vehicles. - Supply. 	K				
2.	<p>List of Tools and Equipment of maintenance:</p> <p>The Maintenance Company shall offer within one month as from the signature of the contract a comprehensive and final list of tools and equipment of maintenance indicating their type, manufacturer, production date, date of last calibration, quantity, and any other required information type. Such list must be submitted for the approval of MIC1 or its representative.</p>					
3.	<p>Controlling Tools and Equipment of maintenance:</p> <p>The Maintenance Company must carry on a continual control of tools and equipment subject to the previous list to assure that they are functioning appropriately and to proceed to any other type of renovation level of destructed elements and to replace the defected ones.</p>					
4.	<p>Storing Tools and Equipment of maintenance:</p> <p>All tools and equipment of maintenance must be appropriately stored and clearly labelled.</p>					
5.	<p>Possession of Tools and Equipment of maintenance:</p> <p>All tools and equipment of maintenance related to systems and installations belonging to MIC1 and offered by the Maintenance Company shall remain in the possession of this latter.</p>					
6.	<p>Premises offered by MIC1:</p> <p>MIC1 shall put at the disposal of the Maintenance service provider all available and necessary premises for the good functioning thereof.</p>					
7.	<p>Specific Premises (workshop):</p> <p>Any type of work or preparation preliminary to determined interventions requiring workshops or specific premises which does not exist within MIC1 will be accomplished elsewhere after the approval of this latter or of its representative.</p>					
8.	<p>Water, Electric power, and Telephone supply:</p> <p>MIC1 shall equip the Maintenance Company with electric power, water, and telephone as per the needs and requirements of the good functioning of the maintenance.</p>					
10.7	Security precautions					
1.	<p>Introduction:</p> <p>Before proceeding to manage any maintenance operation related to any of the installation, the Maintenance Company shall verify that all fundamental security rules are respected. Whereas it is impossible to foresee all-risks' probabilities, the following instructions will be considered as general information. Therefore, the Maintenance Company shall anticipate and avoid any type of dangerous conditions.</p> <p>Instructions' manuals of manufacturers must be respected. Likewise, recommended procedures of equipment and installation dismantle and assemble must be applied. Manuals are generally consisting of general information, caution, and warning notes. General information gives additional information to properly and easily undertakes a certain step or procedure. Caution information show weak and vulnerable places of equipment and installation. A warning emphasizes on personal injuries that may occur to persons due to wrong usage.</p> <p>Moreover, the subsequent information constitutes the original base related to persons' security conditions. This original base is considered an integral part of the "system of organized maintenance".</p>					
2.	<p>Precautions of General Security:</p> <p>General security suggests a detailed diagnosis to the concerned zone and the definition of dangerous elements (active electrical equipment, suspended objects, inflammable substances...). Thus, necessary precautions shall be determined accordingly. Furthermore, it is strictly forbidden to smoke or to cause flame in work premises during maintenance.</p>					
3.	<p>Instructions about First Aids:</p> <p>The personnel carrying out maintenance must be familiar with first aids' principles and procedures to overcome potential accidents. They shall be notified of the places of first aids and to meet the persons in charge in this field working for MIC1. They shall also have the telephone number through which they can communicate to get appropriate assistance in this regard.</p>					
4.	<p>Conditions of Good Cleaning:</p> <p>Conditions of good cleaning have a major role in preserving security conditions of different sites to be maintained. However, there is a potential risk that may arise due to inappropriate and unsecure storing. The general conditions to be respected are the following:</p> <ul style="list-style-type: none"> - The use of garbage adapted to the type of the space where they exist. - Organization of tools and equipment after each intervention. - Holding harmless the alleys from each element prohibiting the flow of circulation. - Organization of risky tools and equipment of the relevant places. 					
5.	<p>Equipment and Protective Clothes:</p> <p>Protective clothes and shoes must be used as per the interventions' place and type. The interventions requiring protective clothes are in illustration: soldering, water treatment, application of chemical products, batteries supply...</p> <p>Seatbelts must be used while carrying out works of scaffolding or works in places of high risks of instability and collapse. Safety helmets and eyes protection must be imposed. <i>People which might be exposed to acoustic resonance exceeding 85db have to put earmuffs. Respirators must be used in places requiring doing so.</i></p>					
6.	<p>Individual Permit to Intervention:</p> <p>An intervention permit is a kind of declaration conferred to an intervener and signed by its supervisor. It shall be issued in the cases mentioned hereinafter:</p> <ul style="list-style-type: none"> - Convocation of a person to accomplish a mission according to system of organized maintenance. - In case of risk during a particular maintenance mission. - During missions concerning important and essential equipment. - During missions requiring principal power outage. - During mission causing likely perturbation and panic to people. <p>An intervention permit shall contain the following information:</p> <ul style="list-style-type: none"> - Nature and consequences of works to be done. - Details related to preparation and security measures to be undertaken. - The date and schedule of intervention. - Name and signature of the person in charge with the intervention. - Name and signature of the intervener. <p>The permit of intervention cannot be transferred to a person other than the one appointed and whose name is mentioned in the permit. The permit must be issued on three copies: one to be kept with the person in charge, the second with the intervener and the third to be kept in relevant archives. At the end of the mission, a cancellation permit instrument must be also issued.</p>					
7.	<p>Security Precautions in Confined Spaces:</p> <p>Intervention in enclosed areas has a high risk. Consequently, it is essential to verify the absence of a certain number of stimulating factors. Intervention in similar areas must be submitted for the obtainment of a prior acoroval. The subsequent criteria must be verified:</p> <ul style="list-style-type: none"> - Sufficient oxygen supply. - Need of respiratory set. - Competences and skills of the concerned person. - The tests concerning the composition of air. - Vacancy of third parties to provide support in emergency cases. - Accessibility of necessary equipment to help third parties in emergency cases (harness, rope...). 					
8.	<p>Security Precautions of Lonely Laborers:</p> <p>Working alone has its own risks. Some criteria must be verified:</p> <ul style="list-style-type: none"> - Competences of the concerned person. - Usage of suitable tools and equipment and the implementation of the manufacturer's instructions. - Maintaining a permanent contract with the person (telephone, regular visits...). 					
9.	<p>Security Precautions of Equipment manipulation:</p> <p>Excessive weightlifting must be done via mechanic means and should not be manual unless in case of impossible recourse to appropriate mechanic means. In such case, excessive weight can be manually achieved if the capacities of the person are robust without leading to any risk whatsoever. The criteria to be verified are the following:</p> <ul style="list-style-type: none"> - Physical capacities of concerned persons. - Physical nature of the object to be manipulated. - Release of the place where the manipulation is carried out. - Being in the suitable place to lift and move the object. - To be equipped with appropriate protective clothes. 					
10.	<p>Security Precautions of Electric Equipment manipulation and Electric Equipment having lethal risks:</p> <p>To avoid danger resulting from interventions of electric equipment of lethal risks, necessary precautions must be considered to avoid electric charge equipment during work. It is important to mention that some equipment remain energized due to capacitor's cells. Therefore, it is essential to make sure of total discharge of such equipment by giving them enough period of time. In this context, discharge may be done. Labels and warning notices to be sent to every necessary place shall be provided.</p>					
11.	Insurance "civil responsibilities work":					

	<p>The Maintenance Company shall be the holder within a maximum period of 10 days following the signature of an insurance contract "civil responsibilities work" by virtue of Lebanese law in force. Insurance must cover, during the whole period of the contract, monetary consequences of corporal, material and moral damages caused to maintenance teams' members and to third parties (including MIC1) in particular, accidents, fire, explosion, water flow, theft, or any other reason that occur during or after work of the Service provider.</p> <p>Upon signature of the contract, the Maintenance Company shall produce an insurance, covering its liability for all losses or personal and material damage incurred by third parties (including MIC1) due to its intervention:</p> <ul style="list-style-type: none"> - Personal damages per persons / 15,000 USD - Material damages / 40,000 USD - Maximum Indemnity per complaint / 100,000 USD 					
10.8	Offers' Content of pre-selected enterprises					
1.	<p>This chapter is a summary which emphasizes on principal elements that shall be mentioned in the supply of preselected enterprises. However other elements which were previously mentioned should not be neglected in any case whatsoever. Information indicated thereafter are considered as logic instructions reflecting MIC1's objectives.</p> <p>Contextual Vision:</p> <p>The supply of preselected enterprises shall certainly reflect a global spirit estimated according to the extent of MIC1 objectives. To be familiar with the premises is considered as the major tool allowing the enterprise to adjust and adapt relevant programming and budgets in each real situation.</p> <p>Thus, a contextual vision has the following goals:</p> <ul style="list-style-type: none"> - Breakdown's anticipation. - Damages' control. - Intervention's organization. - Decisions rationalize. - Costs' control. <p>This vision shall be based on:</p> <ul style="list-style-type: none"> - Being familiar with the immovable (function, identity, and state) as per different qualitative and quantitative aspects. - Taking into consideration fund's orientation of MIC1 to maintain it's immovable. - Combination between immovable management's principles, orientations and available or unavailable means. 					
2.	<p>Report of Global Evaluation:</p> <p>The implementation of an exact maintenance policy is necessarily subordinated to a deep knowledge of concerned work and equipment.</p> <p>The supply of preselected enterprises must be based on a diagnostic evaluation report about the situation of the immovable in different sites of MIC1. This diagnostic report will contain a detailed description of the state of immovable according to its primary activities and as per essential constitutive fields. It will be the hypothesis or even the fundamental deduction upon which preselected enterprises will propose suggestions.</p> <p>This diagnostic report will be divided into several sub-reports; each one being related to a certain site. However, five sub-reports will be resulted:</p> <ul style="list-style-type: none"> - PINE report - PARALLEL TOWERS report - STORES(s) report - WAREHOUSE (s) report <p>Each sub-report will be equivalent to a health certificate that describes the concerned site according to its (qualitative and quantitative), structural, architectural, and electromechanical aspects.</p> <p>Division of each site into plots and elementary activities is essential to facilitate considering technical elements for expertise and diagnostics.</p>					
3.	<p>Intervention strategies:</p> <p>Preselected enterprises shall draw up and expose according to global evaluation report, a double dimension maintenance policy: the whole dimension corresponding to different sites belonging to a unique company and a particular dimension related to the physical identity of each concerned site. For the sake to give the maintenance mission an integral brand image the will to appropriately reply to each case by case as per a judicious circumstantial judgment has been added.</p> <p>The suggested maintenance policy will reflect the relation existing between the installations, equipment, and systems from one hand, and different intervention levels in accordance with emergency order, from the other hand, while distinguishing:</p> <ul style="list-style-type: none"> - Preventive maintenance. - Slight healing maintenance. - Important healing maintenance. - Replacement of work and equipment. <p>The preventive intervention's periodicity and the intervention's term related to healing maintenance shall be also clearly determined and justified.</p>					
4.	<p>Means to be expected:</p> <p>According to the suggested intervention strategy, preselected enterprises shall present human resources to be hired, their schedules as well as the intervention's periodicity. Furthermore, a preliminary list about maintenance tools and equipment shall be also submitted.</p>					
5.	<p>Unification of intervention methods:</p> <p>Without prejudice to the above-mentioned flexibility principle required, the unification of intervention methods appearing in file type is fundamental for a good followed up and organized maintenance. Despite their final development which will be done during the first month after the signature of the contract, an outline of these file types shall constitute an integral part of the supply of preselected enterprises.</p> <p>File types of detailed description of the type and (daily, weekly, monthly...) periodicity of preventive interventions shall be submitted.</p>					
10.9	Maintenance of MIC 1 sites or simulation of variables					
1.	<p>The supply of preselected enterprises shall result from the intersection of several hypotheses of qualitative and quantitative type.</p> <p>Quantitative variables:</p> <p>The supply shall consider the following possibility:</p> <ul style="list-style-type: none"> - Maintenance of the whole sites of MIC1: Pine, Parallel Towers, stores and warehouses. 	K				
2.	<p>Qualitative variables:</p> <p>The enterprise shall simulate the below maintenance type while focusing on economics and the advantages resulting:</p> <p>Complete maintenance: Preventive and Healing maintenance; analyze the possibility of the contract of complete maintenance applied to the whole sites of MIC1, Including:</p> <ul style="list-style-type: none"> - All Consumables and Spare parts of a value up to 150 US Dollars (excl. VAT) for year 1 & 2 and of a value up to 200 US Dollars (excl. VAT) for year 3 & 4. - Examples but not limited to: AC Fuses, lamps, Oils, Filters, Coil cleaners, fans, belts, different types of lamps, fluorescents, halogens, LED lights, plugs, Data sockets, elbows, starters, timers, alarm, and remote-control batteries, emergency door siren batteries, emergency exit signs, fire alarm panel batteries, Generator Battery..., etc). - Minor repair works (any type) due to occurrence of any faults or issues that arise with the equipment or systems covered under the agreement of maintenance company costing below 150 US dollars, as mentioned in clause 10.2. - Only UPS Batteries are excluded <p>MIC1 always seeks a strong coherence in the supply of preselected enterprises. A good contextual analysis, and exhaustive diagnosis, suggested strategy, the means to be expected, flexibility and unification are considered as important advantages that should qualify them.</p>	K				
10.10	Description of formed buildings and Systems					
1.	<p>The different sites of MIC1 that constitute a part of the present tender specifications are briefly determined hereafter, in according to the following aspects: civil installations, electrical installations, air conditioning installations and hydraulic installations.</p> <p>Civil Installation:</p> <p>We briefly mention the essential constitution of each site of MIC1. In addition, we indicate its essential function, the number of floors and the relevant approximate total space area.</p> <p>Pine building is an office building consisting of 5 basements, ground floor, mezzanine, 10 floors and a technical terrace. The ground commercial floor is partially at the disposal of MIC1. The total space area occupied by the company is around 9622 square meters.</p> <p>Parallel Towers is an office building consisting of all rented floors (F8,9,10A,10th bridge area, 10B,11A, 11th bridge area, 11B, 12,13,14,15,16,17,18,19) in Bloc A & B by MIC1 including the canteen, warehouses and technical rooms in basement 1 and basement 2, back offices in GF and NOC area. The total space area occupied by the company is around 8500 square meters.</p> <p>Stores (AS) which are 12 operational and 1 will be considered upon deployment date, space area detailed in clause 10.10</p> <p>Warehouses Jella</p>					
2.	<p>Electrical installation:</p> <p>Electro genic group;</p> <p>This section is about electro genic group and peripheral equipment including equipment of combustible storing cistern, water tanks and pumps put in the whole properties. The intervention limit in this regard is determined by contractors-investors of the chngover of Lebanese electricity (EDL/GE) (not included), downstream of which maintenance is related to the following section concerning electrical installations:</p> <ul style="list-style-type: none"> - Pine building, electro genic group of 4 generators. - Store Nabatiyeh of 1 generator - Store Mina Tripoli of 1 generator - Store Halba of 1 generator - Store Baalback of 1 generator - Warehouse Jella of 1 generator <p>Concerning electro genic groups are mentioned in the relevant the main components are the following:</p> <ul style="list-style-type: none"> - Silent room. - Generator. - Lubrication circuit. - Cooling circuit. - Auxiliaries (starters, resistances, indicators, batteries...) 					
*	<p>Electricity: Strong power</p> <p>The purpose of this section is to define electrical installations of different sites of MIC1 Company. Electrical equipment of sites object of the present tender specifications is served as from Lebanese electricity public network or automatic current reverser of electro aenic arou.</p> <p>According to the dimension and need of power of different sites of MIC1, the supply is executed on low voltage basis, through "low voltage" connecting to 240 KVA (3x400A) or according to Lebanese Electricity. Such connection leads on a general table to low voltage that it distributes to secondary cabinets and particular equipment (air conditioning, pumps, boost pumps, UPS...).</p> <p>Normal lightning equipment, plugs and power supply are served by these cabinets. Security lightning is generally provided by a central system consisting of several batteries and charger (APS). Hardware is supplied by a converter specified to this usage (UPS).</p> <p>The concerned fields are the following:</p> <ul style="list-style-type: none"> - Principal and secondary electrical tables. - UPS tables. - Distribution network. - Control tools (interrupters). - Lights. - Lifts. - Etc. 					
*	<p>Electricity: Weak power</p> <p>Power systems follow in general the same principles of installations in different sites of the company.</p> <p>They include the following:</p> <ul style="list-style-type: none"> - Fire alarm and detector: control table, fire-alarm bell, alarm bell, detectors... - UPS - Lightning arrester 					
3.	<p>Air conditioning installation:</p> <p>Air conditioning of different sites at MIC1 is operated through the below systems:</p> <p>Central units, VRV & VRF systems, splits, and concealed type.</p> <p>Compressors are generally put on a superior technical terrace. Fan coils units are spread in suspended ceilings of service areas where supply is carried out by blow-out orilles.</p>					
4.	<p>Hydraulic installation:</p> <p>Plumbing and sanitary installations include the whole network of water supply as well as the whole network of water evacuation. Therefore, special cautious must be attributed to them because:</p> <ul style="list-style-type: none"> - They directly contribute to employees' comfort. 					

	<p>· They produce an important water consumption of which the price of m³ is increasing.</p> <p>· They have a role in the irrigation of green space areas.</p> <p>Such installations include the following systems:</p> <p>Water supply:</p> <p>Public network feeds all MIC1's sites. Water distribution is carried out by gravity from tanks put on superior technical terraces.</p> <p>Fight against fire:</p> <p>Pine, and Parallel buildings which exceed 28 meters of heights, are classified, according to fight against fire and by virtue of French and American rules, as buildings of high heights. In Pine building, the risky technical rooms (Fuel storage and backup generator room...) and the UPS room at Parallel are equipped with automatic extinguisher using the CO2 by total quenching. Pine building is the only one which is provided with a dry column and another one wet that feed fire hose cabinet in the floors. Its parking areas are equipped with water sprinklers network. Fight against fire in Pine and Parallel buildings is carried out through extinguishers with pulverized water. Extinguishers with foam or powder are also spread in secondary technical premises of the three buildings.</p> <p>Irrigation system:</p> <p>Cultivated external space areas are of two types: flower containers and cultivated surfaces. Flower containers which are in Pine building and Parallel Towers external planters (In front of AS) are irrigated by using PVC feed underground pipes for Parallel and manually done for Pine. As for the cultivated surfaces at Pine, it is done through PVC pipes connected to an irrigation system.</p> <p>Wastewater collection:</p> <p>Wastewater evacuation network operates by gravity. Collection is made in underground recuperation pits of different buildings. Lift pumps ensure wastewater recuperation of public sewer. Furthermore, the pits allow inspection and cleaning.</p>					
10.11	<p>Technical Premises</p> <p>Technical premises include the equipment that are necessary to the functioning of MIC1's different sites. They are classified in two types:</p> <ul style="list-style-type: none"> - The equipment of technical premises dedicated to the technique of comfort (technical premises, air conditioning premises...) - The premises including equipment dedicated to the technique of security (premises of batteries, premises of chargers, premises of sprinklers...) <p>Cautious shall be attributed to all technical premises for they are the neuralgic centers of MIC 1 different sites. Strict exploitation instructions must be implemented.</p> <p>We declare once more that this section is only considered as an introduction of different systems that constitute and service MIC1's sites.</p> <p>A site inspection is mandatory for assessment and clear visibility for achieving necessary data as previously mentioned</p>					
10.12	<p>Performance and Results Obligation</p> <p>The Maintenance Company undertakes to respond within deadlines set forth in the enclosed table (answer time) and to carry out every possible step to insure the good functioning of installations and work within the premises.</p> <p>At any time, MIC1 has the right of termination of the contract should of the service provider fail to comply with any of the conditions stipulated in this RFT.</p> <p>Failing to reach such performance, the Maintenance Company shall be subject to penalties or to a termination of the contract according to the provisions mentioned in clause 10.12.:</p>	K				
Article 11	<p>Health, Safety and environmental Specifications</p> <p>Bidder shall state the safety measures being followed by personnel performing the work on Alfa's sites (ISO45001 certification, specific best practices, etc...)</p>	K				
Article 12	<p>Evaluation of Offers</p> <p>MIC1 reserves the right to accept or reject any or all Offers at its absolute discretion and without thereby incurring any liability to the affected Bidder / Bidders and / or any third party, or any obligation to inform the affected Bidder / Bidders of the grounds for MIC1's action.</p> <p>The RFT does not bind in any way MIC1 which reserves the right to study the Offers, and to conclude PO/contract negotiations in relation to the RFT, in its totality or parts thereof, with any or several Bidders, as it sees fit and at its sole discretion. MIC1 also retains the right to enter into a contract or to issue PO only for parts of the offered solution.</p> <p>Further to what is mentioned above, no Bidder may file any claim whatsoever against MIC1 or may claim any compensation from the latter based on the rejection of its Offer or on any ground whatsoever in relation to the RFT.</p> <p>The Technical and Commercial/Financial Offers are opened sequentially, so that the evaluation of the Technical Offer will precede the evaluation of the Commercial/Financial one. Bidder selection is based on the combined results of the technical and commercial evaluations.</p> <p>Although due consideration will be given to MIC1's general principles and criterias, including economy and efficiency, MIC1 does not bind itself in any way to select the Bidder offering the lowest price.</p>					
Article 13	<p>Entering into Contract</p> <p>MIC1 shall enter into a contract with the selected Bidder for the services requested under the RFT or shall issue a PO to the selected Bidder in this regard, as the case may be.</p> <p>At all times, the terms and conditions of said contract/PO shall be defined in accordance the RFT.</p> <p>MIC1 is operating the GSM Network for the benefit of the Republic of Lebanon and therefore, in case MIC1 enters into any contract with or issues a PO to the Bidder, this will be for the benefit of the Republic of Lebanon</p>					
Article 14	<p>Termination and Assignment</p> <p>At any time, MIC1 shall have the right at its sole discretion to cancel the RFT process or terminate the PO/contract with the selected Bidder, with immediate effect, without the need for any judicial or extra-judicial proceedings and such termination shall not entitle the Bidder to any compensation or indemnity whatsoever.</p> <p>It is to be highlighted that any PO/contract is de facto terminated if the Republic of Lebanon / Ministry of Telecommunications requests its termination. Such termination shall have an immediate effect, and shall be effective without the need for any judicial or extra-judicial proceedings and such termination shall not entitle the Bidder to any compensation or indemnity whatsoever.</p> <p>MIC1 shall have the sole discretionary right to assign at any time and with immediate effect the PO/contract to the Republic of Lebanon or any designee assigned by the Republic of Lebanon to manage the first mobile network in Lebanon.</p>					
Article 15	<p>Boycott of Israel Requirement</p> <p>Bidder is informed of, and undertakes to abide by, the legal requirements of the Republic of Lebanon concerning the Boycott of Israel in accordance with the law dated June 23rd, 1955.</p> <p>Therefore, Bidder shall not hold Israeli nationality, or be domiciled in or resident of Israel, or work for it, directly or indirectly, or represent or act for, in any way, directly or indirectly, the interests of Israel or an Israeli entity. Bidder shall not have any main or branch factories or assembly plants or offices in Israel, and shall not participate in any Israeli business. Bidder shall not license its name, trademarks, manufacturing or technological patents to any Israeli individual or entity, and shall not provide any technological assistance to any Israeli business.</p> <p>In addition, no person holding Israeli nationality or domiciled in or resident of Israel or working for it directly or indirectly or representing or acting for, in any way, directly or indirectly, the interests of Israel or an Israeli entity may be employed or used, in any way, directly or indirectly, by the Bidder in the project subject to the RFT. Bidder is explicitly obliged to take into consideration this requirement in the allocation and management of its personnel resources, employees, contractors and subcontractors for any activity or solution or mean whatsoever linked to Israel and contributing to the project subject of the RFT.</p> <p>Any time the Bidder violates such requirements and / or any direct or indirect relation between the Bidder and Israel is brought to MIC1's knowledge, MIC1 shall immediately exclude the Bidder from the RFT process or terminate the PO/contract without the need for any judicial or extra-judicial proceedings and without incurring any liability whatsoever to the affected Bidder / Bidders and / or any third party.</p>					
Article 16	<p>Applicable Law and Dispute Resolution</p> <p>All disputes, which might arise from the validity, interpretation, implementation or termination of the RFT, shall be exclusively settled by the competent Courts of Beirut in Lebanon.</p> <p>The RFT shall be governed by and construed in accordance with the applicable Lebanese laws.</p>					