



## INVITATION TO BID (ITB)

**Ref:** ITB-OEA-2026-001

**Project:** RAS MASQA PROJECT – Core & Shell Construction

**Issue Date:** Friday, 24 July 2026

### 1. Scope of Work

The Order of Engineers and Architects (OEA) – Tripoli invites eligible contractors to submit sealed bids for the structural framework, primary infrastructure, and site-adaptation design refinements ("Core & Shell") for the Ras Masqa Project. Architectural finishes, fit-outs, and equipment are excluded.

### 2. Key Details & Timeline

- **Document Availability:** Friday, 24 July 2026 (9:00 AM) – Thursday, 30 July 2026 (1:00 PM) on USB at OEA.
- **Dossier Fee:** USD 1,000 (cash, non-refundable, payable at OEA prior to pre-bid meeting).
- **Bidding Strategy:** Bidders may apply for Lot 1, Lot 2, or both. Contracts may be awarded to single or multiple bidders.
- **Mandatory Pre-Bid Meeting:** Friday, 31 July 2026 at 2:00 PM (OEA Premises, Conference Room, 3rd Floor).
- **Clarification Deadline:** Friday, 07 August 2026 by 2:00 PM (GMT+3) via [procurement@oea-tripoli.org.lb](mailto:procurement@oea-tripoli.org.lb).
- **Submission Deadline:** Friday, 14 August 2026 by 12:00 PM (GMT+3).
- **Submission Location:** OEA Premises, Procurement Unit (1st Floor) using a **Three-Envelope System** (Hard Copies).

### 3. Eligibility Criteria

#### A. Administrative & Legal Requirements (Pass/Fail)

- **Mandatory Requirements:** Pre-bid meeting attendance and USD 1,000 document fee receipt.
- **Registration:** 10+ years active membership with the Order of Engineers (Beirut/Tripoli) or Contractors Syndicate.
- **Corporate Documents:** Commercial Register & Circular, authorized signatories' IDs/passports, notarized Power of Attorney (if applicable), and Clean Judicial Record (سجل عدلي).



- **Compliance & Tax:** Ministry of Finance Tax & VAT Certificates, UBO Declaration (Form M18), valid NSSF clearance (براءة ذمة), Commercial Court non-bankruptcy certificates, and signed Integrity Annex (2 الملحق رقم).
- **Bid Security:** USD 50,000 initial bank guarantee (approved BDL local bank) or OEA cash receipt.

## **B. Experience Requirements**

- **General:** Minimum 10 years in building construction management (firms under 10 years are disqualified).
- **Specific:** Minimum 10 years in concrete/steel structures in Lebanon, with at least 2 similar projects completed in the last 3 years totaling USD 2,000,000 (backed by datasheets/completion letters).

## **C. Financial Capacity**

- **Financial Statements:** 3 years of audited financial reports (2023, 2024, 2025).
- **Turnover & Ratios:** Average annual turnover of USD 2,000,000 and a Quick Ratio of 1.0 for the past 3 years.

## **D. Key Staff & Technical Capacity**

- **Project Manager:** Full-time Civil Engineer or Architect with 15+ years of experience.
- **Technical Lead/Deputy:** Architect or Engineer with 10+ years of experience (must complement PM discipline).
- **On-Site Foreman:** Full-time with 10+ years of field experience.
- **Support Team:** Electrical/Mechanical Engineer (10+ years) and a Site Surveyor.
- **Technical Assets:** In-house team for Shop Drawings/design adaptation, certified heavy equipment list, Primavera P6 / MS Project schedule showing simultaneous execution of Lot 1 & Lot 2, and formal commitment to local labor.

**Note:** The OEA reserves the right to accept or reject any or all bids without providing justification.