



## United Nations Special Coordinator Office

**REQUEST FOR EXPRESSION OF INTEREST (EOI)**

This notice is placed by UNSCO. The accuracy, reliability and completeness of the contents of furnished information is the responsibility of United Nations Special Coordinator Office. You are therefore requested to direct all queries regarding this EOI to United Nations Special Coordinator Office using the fax number or e-mail address provided below.

**Title of the EOI:**

Lease of Office Space for UNSCO in Ramallah, West Bank

**Date of this EOI:** 19 August 2024**Closing Date for Receipt of EOI:** 3 September 2024**EOI Number:** EOIUNSCO22965**Beneficiary Country/Territory:** Palestine, State of**Commodity/Service category:** Property Leasing**Address EOI response by fax or e-mail to the Attention of:** Rula Backleh**Fax Number:** 972 2 5687314**E-mail Address:** [untsoprocurement@un.org](mailto:untsoprocurement@un.org)**UNSPSC Code:**

80131500 - Lease and rental of property or building



### DESCRIPTION OF REQUIREMENTS

The United Nations Special Coordinator for the Middle East Peace Process (UNSCO) is seeking to lease office space in Ramallah, West Bank, for an initial three-year contract, with the possibility of extending it to five years. The space must meet specific security and operational requirements, and be located ideally near other UN agencies in the Al-Masyoun area. The office space should include at a minimum six offices, a meeting room, server room, pantry, secured parking for five 4x4 vehicles, and other essential facilities.

The lease agreement requires the provision of utilities, including electrical power with backup, water supply, sewage disposal, heating, and cooling systems. Additionally, the building must have safety features such as smoke detectors, fire alarms, and illuminated exit signs, along with TV outlets. The lessor will also need to maintain the building, including its electrical, water, and sewage systems, and provide janitorial services.

The contract will commence on 01 January 2025. The location shall be subject to security assessment and approval by UNSCO's Security Section. Therefore, the lessor must accommodate UNSCO inspections, submit proof of property ownership, and ensure compliance with all relevant laws and regulations.

### SPECIFIC REQUIREMENTS / INFORMATION (IF ANY)

1. Location: in the Al-Masyoun area of Ramallah, close to other UN agencies, diplomatic missions, and key ministries.
2. Space Requirements: A total floor area between 230 – 350 m<sup>2</sup>.
3. Compliance with laws. The successful vendor shall be obliged to comply with all laws, ordinances, rules and regulations related to the performance of its obligations under the terms of the prospective lease agreement.

### NOTE

Information on tendering for the UN Procurement System is **available free of charge** at the following address: <https://www.ungm.org/Public/Notice>

Only the United Nations Global Marketplace (UNGM) has been authorised to collect a nominal fee from vendors that wish to receive automatically Procurement Notices or Requests for Expression Of Interest. Vendors interested in this Tender Alert Service are invited to subscribe on <http://www.ungm.org>

***Vendors interested in participating in the planned solicitation process should submit the Vendor Response Form of this EOI electronically (through the link available on the next page) before the closing date set forth above.***



# VENDOR RESPONSE

## NOTICE

- Companies can only participate in solicitations of the UN Secretariat after completing their registration (free of charge) at the United Nations Global Marketplace ([www.ungm.org](http://www.ungm.org)).
- As you express interest in the planned solicitation by submitting this response form, please verify that your company is registered under its **full legal** name on the United Nations Global Marketplace ([www.ungm.org](http://www.ungm.org)) and that your application has been submitted to the **UN Secretariat**.
- While companies can participate in solicitations after completion of registration at Basic Level, we strongly recommend all companies to register at least at **Level 1** under the United Nations Secretariat prior to participating in any solicitations.
- Companies are reminded of the restrictions of employment of former UN personnel that were involved in the procurement process during their last three years of service as per [ST/SGB/2006/15](http://ST/SGB/2006/15), including (a) employing those personnel for one year after separation of service and (b) allowing those personnel to communicate with, or appear before, active UN personnel for matters related to the procurement process for two years after separation of service. Violation of the provisions of ST/SGB/2006/15 may lead to suspension of the registration of the company as a UN vendor.

**PLEASE NOTE:** You should express your interest to this EOI electronically at:

<https://www.ungm.org/Public/Notice/244034>

In case you have difficulties submitting your interest electronically, please contact [untsoprocurement@un.org](mailto:untsoprocurement@un.org) directly for instructions.



## EOI INSTRUCTIONS

### 1) Registering as a Vendor with the United Nations

Vendors interested in fulfilling the requirement described above must be registered at the UN Global Marketplace ([www.ungm.org](http://www.ungm.org)) with the UN Secretariat in order to be eligible to participate in any solicitation. Information on the registration process can be found at <https://www.un.org/Depts/ptd/vendors>.

#### **Prerequisites for Eligibility**

In order to be eligible for UN registration, you must declare that:

- A. Your company (as well as any parent, subsidiary or affiliate companies) is not listed in, or associated with a company or individual listed in:
  - I. the Compendium of United Nations Security Council Sanctions Lists (<https://www.un.org/securitycouncil/content/un-sc-consolidated-list>), or
  - II. the IIC Oil for Food List website or, if listed on either, this has been disclosed to the United Nations Procurement Division in writing.
- B. Your company (as well as any parent, subsidiary or affiliate companies) is not currently removed or suspended by the United Nations or any other UN organisation (including the World Bank);
- C. Your company (as well as any parent, subsidiary or affiliate companies) is not under formal investigation, nor have been sanctioned within the preceding three (3) years, by any national authority of a United Nations Member State for engaging or having engaged in proscribed practices, including but not limited to: corruption, fraud, coercion, collusion, obstruction, or any other unethical practice;
- D. Your company has not declared bankruptcy, are not involved in bankruptcy or receivership proceedings, and there is no judgment or pending legal action against your company that could impair your company's operations in the foreseeable future;
- E. Your company does not employ, or anticipate employing, any person(s) who is, or has been a UN staff member within the last year, if said UN staff member has or had prior professional dealings with the Vendor in his/her capacity as UN staff member within the last three years of service with the UN (in accordance with UN post-employment restrictions published in ST/SGB/2006/15).
- F. Your company undertakes not to engage in proscribed practices (including but not limited to: corruption, fraud, coercion, collusion, obstruction, or any other unethical practice), with the UN or any other party, and to conduct business in a manner that averts any financial, operational, reputational or other undue risk to the UN.

**For Registered Vendors:** Vendors already registered at the UN Global Marketplace with the UN Secretariat must ensure that the information and documentation (e.g. financial statements, address, contact name, etc.) provided in connection with their registration are up to date in UNGM. Please verify and ensure that your company is registered under its full legal name.

**For Vendors Interested in Registration:** Vendors not yet registered should apply for registration on the United Nations Global Marketplace (<http://www.ungm.org>); information on the registration process can be found at <https://www.un.org/Depts/ptd/vendors>. Vendors must complete the registration process prior to the closing date of the REOI. Vendors who have not completed the UNGM registration process with the UN Secretariat before the closing date of the REOI are not considered eligible to participate in solicitations of the UN Secretariat. We strongly recommend all companies to register at least at Level 1 under the UN Secretariat prior to participating in any solicitations.

**IMPORTANT NOTICE:** Any false, incomplete or defective vendor registration may result in the rejection of the application or cancellation of an already existing registration.

### 2) EOI Process

Vendors interested in participating in the planned solicitation process should forward their expression of interest (EOI) to United Nations Special Coordinator Office (UNSCO) by the closing date set forth in this EOI. *Due to the high volume of communications UNSCO is not in a position to issue confirmation of receipt of EOIs.*

Please note that no further details of the planned solicitation can be made available to the vendors prior to issuance of the solicitation documents.

This EOI is issued subject to the conditions contained in the EOI introductory page available at <https://www.un.org/Depts/ptd/eoi>.

