

**The Conservation and rehabilitation of *The Old Souk of Douma***

UNDP - United Nations Development Programme

**Live Lebanon**

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### **A- Project location:**

Douma is located in Douma – North Lebanon.

Altitude: 800 – 1450m

Distance from Beirut: 80 km

Number of inhabitants: 3,750

The Souk's total area is 11,850 m<sup>2</sup>

### **B- Background:**

At the beginning of the 20<sup>th</sup> century the village of Douma witnessed a prosperous period during which its souk was developed. The change of the economic interpolation (the weakening of the commercial axes Tripoli-Baalbeck in favor of Beirut- Damascus) and the deviation of the commercial ways triggered the beginning of its decline. Moreover the rural migration added an aggravating factor to the issue.

The rehabilitation of the old souk is necessary to revive Douma and help it regain its economical and cultural position

### **C- Project description:**

The project defines the intervention on the existing constructions based on restoring the façade by cleaning it and pointing all joints of the elevation. It also includes the replacement of 3 wooden doors, the installation of 3 wooden canopies with red bricks and 2 drainage pipes.

### **D- Project significance:**

The project aims to rehabilitate the souk which will encourage the inhabitants to stay in the village. It will create jobs thus enhance the economic situation of Douma residents. Once the project is finalized, the souk will become a main destination for tourists and visitors.

### **E- Scope of work**

1. General requirements.
2. Cleaning the façade (**optional**), removing and weeding the joints of the elevations.
3. Removing and Pointing all joints of the elevations. (Cleaning and repairing any damage after pointing all joints of the elevations.
4. Replacement of three wooden doors.
5. Installing three wooden canopies with red bricks.
6. Installing two drainage pipes.

## **F- Technical specifications**

### **1. General requirements:**

During the progress of the works, particular measures will be taken for the safety of the passers-by. During the contract period, protections and safety measures shall be taken at all times to assure the safety of the labors, passers-by and properties. Those measures are but not limited to: Safety tapes, temporary fences, and small panels written in Arabic, French and English indicating the working zone, warning signs, temporary wood barriers where necessary, safety nets, harness, helmets, etc... the contractor will be held responsible for any accident or injury that occurs due to lack of safety on site and the employer will not accept any claim against him resulting from the above, coming from contractor or any other entity. The contractor under this contract should indemnify the employer from such claims and shall be held responsible to take the necessary action whatever it was.

### **2. Cleaning, removing and weeding the joints of the elevations**

It is essential to maintain the site in good condition, free of any debris, road clean, property access clean & free of any obstacles at all times during the contract duration. The contractor should indemnify the employer from any claim resulting from failure to provide the above services. Weeding of the small sized vegetation on the elevation should be done manually, such as but not limited to the ones located on the bottom of the elevation. Tearing of creepers should be done manually without using chemical products.

### **Cleaning of the unsuitable materials on the façade:**

- Remove any metallic structure, wood beams, hinges and any signs on the façades with precautions to avoid any damages to the façade and to the removed items.
- Remove the existing concrete on elevations, with manual tools, to avoid damaging the masonry or destabilizing the structure. As mentioned in the paragraph 1 (general requirements) above, safety measures must be applied before proceeding with this activity. Scaffolds must be erected and inspected by the employer before starting the works.

Any damages to the façade or to the new installed doors or to any property resulting from this activity, the contractor should repair the damage without any extra cost. The contractor should indemnify the employer from any claim raised by anyone due to damages done by this work

### **Cleaning of the façade:**

- All joints in the elevation should be removed with manual tools. No electrical tools are allowed to avoid any damages to the elevation. In case any damage occurs by removing the joints of the elevation, the contractor will be held responsible and it's their duty to repair them without claiming any extra cost.

### **NB: The list of tools used for joints removal should be approved by the employer.**

- Cleaning is done using clean water pressure. The water source should be approved by the employer. Any water coming from water wells must be tested before usage. The cost of the test shall be borne by the contractor. All accessories, scaffold, safety nets, materials including water supply related to water cleaning shall be provided by the contractor. The municipality or employer is not responsible to provide water or any kind of materials at their own cost. The contractor shall bear all costs related to the water pressure cleaning.

**NB: The level of pressure should be approved by the employer.**

This process should be executed with minimum quantity of water and time of application.

The application of water should be concentrated on stones far from joints to minimize the infiltration of water inside the masonry. The contractor should check the area to be cleaned before starting and take all necessary measures to avoid any water seepage to beneficiary properties. In case we have any damages to beneficiary properties due to water pressure cleaning, the contractor should repair immediately the damages without claiming any extra cost and the contractor should indemnify the employer from any future claim that might be arisen from this subject.

### **3. Pointing all joints of the elevations**

- After removing the old joints off the elevation, the contractor shall apply new mortar with a mix of lime with 30% white cement and SBR. The employer prior to installation shall approve all materials.

The contractor should do a sample for employer's approval before applying the joints on all the facades. Once the sample is approved, the contractor should deliver the joints of the facade as per the approved sample. Any deviation in shape or color from the sample, the contractor shall take the necessary action to match the approved sample.

**NB: The lime product should be approved by the employer.**

- Humidification of the joints for 3 days.
- The final color of joints has to be as similar as possible to the color of the masonry.
- Cleaning and repairing any damage after Pointing of all joints of the elevations

### **4. Replacement of the wooden doors**

#### **This operation consists on replacing chosen doors:**

Remove the existing doors, doorframes and all accessories without damaging the surrounding surface and properties of the masonry, such as but not limited to the anchor points of hinges in the joints of the stone. The contractor should repair any damages occurred during this process.

- Use the wood "Kotrani" or the Turkish cedar (degree of humidity not exceeding 12 %), treated against the attacks of insects, by using the French product Xylophène or equivalent.
- Assemble the door and frame as the existing traditional model. Doors that will be changed must be identical to the original ones.
- After applying primary coat, the doors should be covered with diluted paint of dark brown color applied in three layers.
- install the door, hardware and its accessories.

## **5. Installing wooden canopy with red bricks**

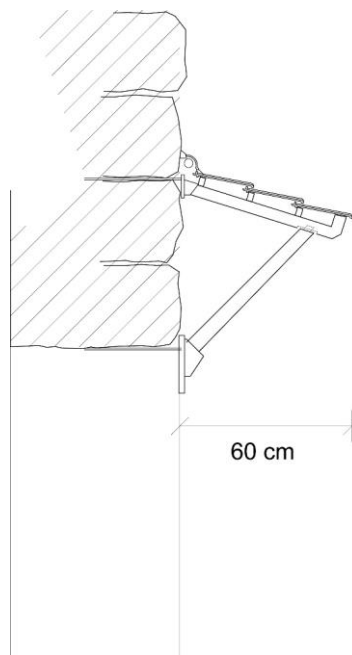
The proposed model is a canopy with a wooden frame covered with red bricks as per the below drawing. The contractor should submit the shop-drawing of the canopy showing the installation details for the approval of the employer.

“Kotrani” wood treated against the attacks of insects (by using the French product Xylophène or equivalent) should be used and should be covered with a paint diluted with dark brown color applied in three layers after applying primary paints coat. Assembly of the wood should be executed according to the below drawing D1. Stainless steel 314L screws to be used. The fixation in the wall should be done by means of stainless steel clogs embedded at the end of beams, and sealed in the joints of the masonry.

The used metal must be stainless.

The type of bricks should be similar to the ones used in the souk, of red color and resistant to hard weather conditions. Canopies also carry the posters of stores, suspended from the wooden beam of the frame.

Any damages to the façade or to the new installed doors or to any property resulted from the installation of the canopy, the contractor should repair this damage without any extra cost. The contractor should indemnify the Employer from any claim from anyone due to damages done by installing the canopy.



D1. Canopy with red bricks

## **6. Installing two drainage pipes**

The 3 inch pipes with the length as per the elevations should be made with galvanized steel:

- Dalmine
- Arvedi
- Nikopole
- Or equivalent

Pipes will be painted in two layers with an adequate paint of beige color (further to the approval of the employer). The fixation of pipes will be executed in the joints of the masonry. The fixation between gutters and pipes will be welded.

Any damages to the façade or to the new installed doors or to any property resulted from the installation of the pipes, the contractor should repair this damage without any extra cost. The contractor should indemnify the Employer from any claim from anyone due to damages done by installing the drainage pipes.

**The pipes will be located on the requested elevation, near the new wooden doors, on site.**