



Request for Proposal (RFP)

Design of the Eastern Waterfront of Benghazi City

Project Name: Development of the Eastern Waterfront of Benghazi City – as part of the Reconstruction and Development of Benghazi City Center and Sabri (RDBCS).

Invitation:

Firms with established experience in urban planning and architectural design are hereby invited to submit a comprehensive design proposal for the development of Benghazi’s waterfront, as a key component of the Benghazi City Center and Al-Sabri Reconstruction and Development Project (RDBCS)

1. Introduction

The coastline of Benghazi is the city’s most significant natural and geographical asset, shaping its identity throughout history. It is not merely a waterfront—it is a vital urban space through which the inhabitants of the city have historically culturally expressed themselves. The area targeted for development, extending from the Old Port in the west to the roundabout island in the Al-Zrireiyah area in the east, holds exceptional strategic importance, as it represents both the historic and contemporary “heart of the waterfront.”

Strategically, this area serves as the central link between the historic core of the city (downtown) and the vibrant residential districts of Al-Sabri and Al-Zrireiyah. Its proximity to the historic lighthouse and the Old Port transforms it into an open-air museum that brings together authentic architectural heritage and the aesthetic potential of the Mediterranean Sea.



The development of this strategic zone under the RDBCS initiative is not merely aesthetic enhancement—it is a long-term investment aimed at:

1. Creating a tourism and commercial hub through the provision of modern infrastructure for hotels, administrative headquarters, and cultural centers, thereby stimulating both local and foreign investment.
2. Strengthening social cohesion through the development of public spaces, pedestrian paths, and green parks that re-define the connection between residents and the waterfront, and provide a healthy and sustainable recreational environment for families and youth.
3. Reviving the historical identity by restoring the old urban fabric and linking it to the modern development, thus preserving the city's memory for future generations.
4. Promoting sustainable development through smart planning approaches that balance urban density with the preservation of coastal ecosystems.

The objective of this project is to transform this distinguished coastal strip into a world-class architectural icon and a tourism and economic attraction that restores to the city of Benghazi its pioneering role as a cultural center and a beacon on the Mediterranean basin.

2. Site Context

- Total Area: Approximately 180 hectares
- Waterfront Length: Approximately 9 km
- Project Boundaries: (As illustrated in the attached schematic):



3. Project Vision and Objectives

The project aims to achieve a unique and globally unprecedented design through:

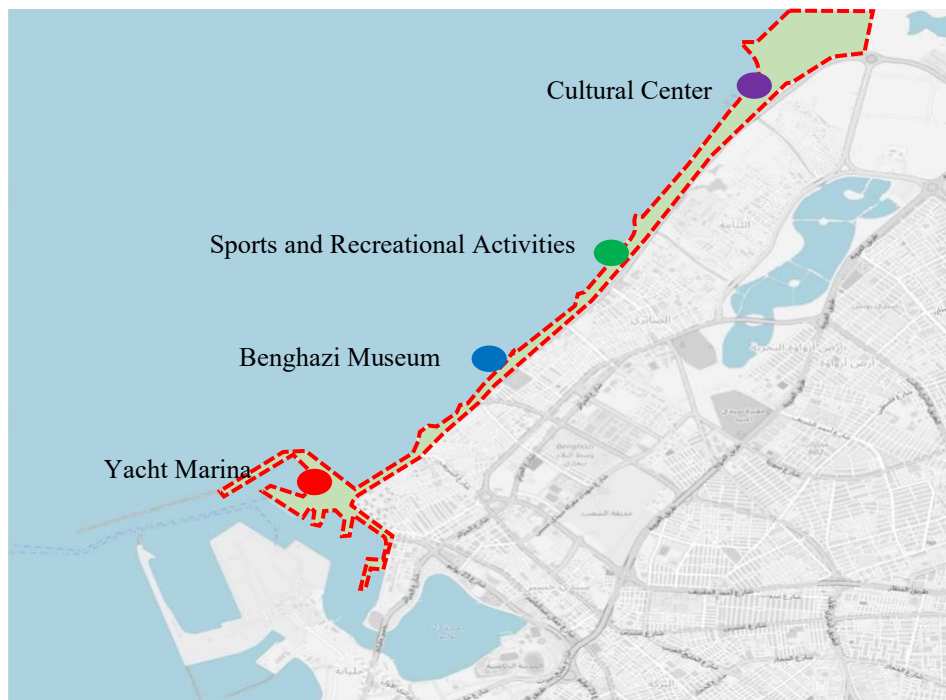
- Creating a human-scale urban environment
- Integrating sustainable technologies into the core design concept

- Establishing seamless connectivity between the Corniche, and the adjacent areas (Downtown, and Al-Sabri District)
- Preserving and enhancing the historical and cultural identity, while taking into consideration the archaeological zone located opposite the lighthouse.

4. Key Components Required in the Design

The proposal must include the following elements as priorities:

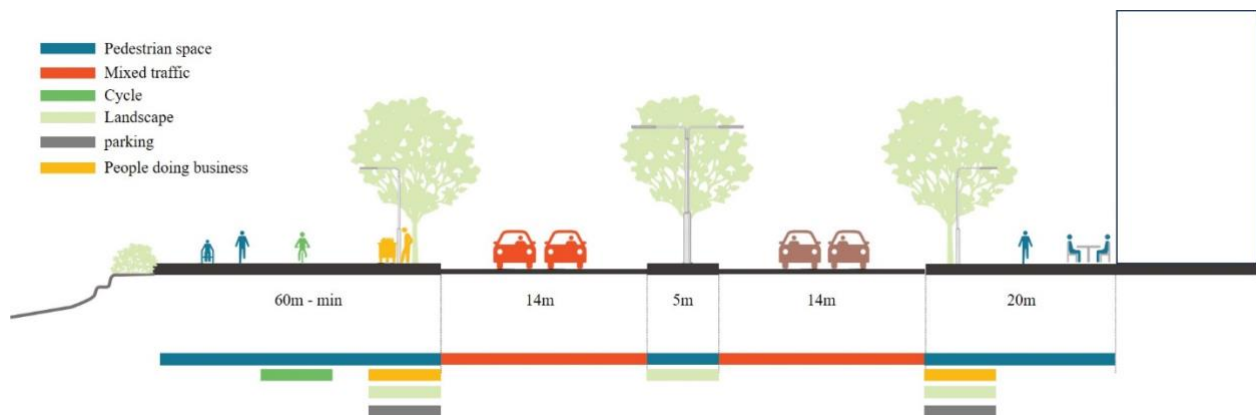
- Marina area, which is the Old Port area, and must include an integrated design for activities and types of facilities.
- Cultural facilities, which must include a proposal for the design of a museum and a cultural center as specified in the attached diagram.
- The proposal must include recreational areas, dedicated pedestrian pathways, and bicycle paths.
- Public and private transport, and the use of smart solutions for mass transportation within the area



5. Mandatory Technical Requirements (Owner Requirements)

Compliance with the following dimensions and standards is required:

- The primary waterfront promenade must have a minimum width of 60 meters and shall incorporate landscaped areas, and green open spaces.
- The road network must consist of a dual carriageway, with each direction having a minimum width of 14 meters (four lanes each), in addition to a central median not less than 5 meters in width.
- The promenades of buildings overlooking the waterfront, the promenade adjacent to the facades, must have a minimum width of 20 meters.
- The building heights along the waterfront should range between 6 to 8 floors for hotels, and mixed-use developments such as offices, government buildings, and commercial facilities.
- The design must ensure the preservation of historical and heritage buildings.
- Provision of adequate and well-organized parking facilities.



6. Required Deliverables

The consulting firm shall submit a comprehensive proposal including:

- Design Concept (with the consultant permitted to submit multiple design options)
- Preliminary Master Plan
- Transportation and Mobility Proposal for the Project Area
- 3D Visualizations, including high-quality daytime and nighttime renderings.
- Proposed implementation phases, including a project timeline and a contractor methodology outlining how the proposal will be executed on site.
- Technical and Financial Proposal, including detailed cost estimates and the proposed technical methodology.

7. Supporting Documents

- AutoCAD file of the project area (attached)

8. Submission Deadline

Proposals must be submitted within 14 days from the date of receipt of this RFP.

9. Evaluation Criteria

Proposals will be evaluated based on:

- Technical approach and methodology
- Relevant experience
- Qualifications of the consulting team
- Understanding of the design vision
- Financial competitiveness

10. Terms & Conditions

The Reconstruction and Development of Benghazi City Center and Sabri (RDBCS) reserves the right to:

- Accept or reject any proposal
- Request clarifications or additional information
- Amend or cancel the RFP at any stage

Note: Submission of a proposal constitutes acceptance of all terms and conditions outlined in this document.

11. Liability & Responsibility

The consultant shall bear full responsibility for:

- Accuracy of submitted designs
- Coordination across all disciplines (planning, architectural, structural, MEP, etc.)

12. Legal Framework

All work must comply with applicable Libyan laws and regulations, including:

- Building codes
- Health and safety regulations
- Taxation laws
- Labor laws

13. Confidentiality

All information contained in this RFP is confidential and may not be disclosed or shared with any third party without prior written approval.

14. Disclaimer

RDBCS reserves the full right to amend or cancel the RFP process at any time without incurring any legal or financial liability toward participating firms.

Conclusion

We wish you the best of success and look forward to receiving your proposals.