



Municipality of Jerusalem | Eden – The Jerusalem
Center Development Company

R.F.I. – Request For Information

For the construction and operation of a public
building in the Jerusalem Gateway Quarter

September 2021

Eden — The Jerusalem Center Development Company Ltd. hereby requests the following information:

Subject	Information for the construction and operation of a public use facility at the Jerusalem Gateway Quarter on Parcel 30863, Lots 5 & 8
Final date for requests for further information	28 October 2021 at 14:00 sent to Bid@jed.co.il
How to receive referral forms and additional information	The Eden Company website – (tender's page) at www.jeden.co.il
Date and location to submit request (proposal)	Proposals should be sent via email to Bid@jed.co.il no later than 14:00 , 30 December 2021

R.F.I. – Request For Information

1. Eden – The Jerusalem Economic Development Company Ltd. (hereinafter “**Requester**” or “**Eden**”) is interested in receiving information from the public (including the public sector and private organizations, non-profit organizations, donors and entrepreneurs among others, with regard to possible uses of an iconic building slated for public use (B1 lot) in the Jerusalem Gateway Quarter (hereinafter “**the Project**”).
2. The purposes of use are in accordance with the designation of the land for public use, as permitted according to Section 188 of the Planning and Construction Law and in accordance with the provisions of the approved building plans as detailed below in 4.2.
3. **The Jerusalem Gateway Quarter**
 - 3.1 The Jerusalem Gateway Quarter Project, the premier commercial and business quarter, is the flagship project of the Jerusalem Municipality. It is currently being constructed at the entrance to Jerusalem close to the Calatrava Chords Bridge and is located at the critical junction which links the business and economic sectors alongside the public, government, cultural, tourism and academic foci of the city.
 - 3.2 The 1.2 million square meter quarter is being built for mixed use and will combine commercial and residential buildings, business, tourism and public buildings in an inviting and vibrant public urban space designed by the internationally renowned architects Topotek 1, with all construction built to an exceptionally high standard. At the quarter's heart, Israel's largest integrated transportation hub is being constructed which brings together in one place the Israel railway (Yitzchak Navon Station), three light railway lines, Jerusalem's Central Bus Station with 280 urban and intercity bus routes, new bike lanes and public parking lots.
 - 3.3 The project is managed by the Eden Company and implemented by the Moriah Company, created in partnership between the Jerusalem Municipality, the Israel Transportation Ministry, the Ministry of Finance and the Israel Lands Authority.
 - 3.4 Additional information about the project may be accessed at www.jerusalemgw.co.il or by scanning the QR code below.



- 3.5 A video about the project can be viewed on the project's website or by scanning the QR code below.



4. A general description of the project

- 4.1 As part of the mixed use and development of a vibrant and diverse quarter, the Jerusalem Municipality and the Eden Company are proposing the B1 lot (hereinafter the "**Lot**") for the purpose of the construction and operation of an iconic, noteworthy and groundbreaking project in keeping with the public use purpose as defined in the Taba – urban building plan (zoning).
- 4.2 The plans currently being developed (plan no. 101-0621722) are expected to permit this lot to be used for, among other purposes, a museum, community and cultural center, opera house, theater, library, academic center, innovation center, sports center, botanic garden, exhibition space, etc. For the sake of clarity, it is stated that this plan has not yet been approved by the relevant planning authorities and the uses and purpose of this building have yet to be finally determined by these authorities.
- 4.3 As an integral part of the lot's development and construction, the municipality and Eden wish to include a cultural and/or educational and/or tourism element that reflects the innovative spirit of the city's Jerusalem Gateway Quarter, to breathe new life, spirit and inspiration into the city in general, and this area in particular; to extend the time people spend in the Jerusalem Gateway area; to attract new, additional communities and sectors to the district; to offer an iconic depiction of Jerusalem's, Israel's and the international innovative scene in order to enrich tourists' experience when visiting Jerusalem; and to add an additional cultural experience on a municipal and national level.

5. Planning area

- 5.1 Lot B1 is a part of the B Parcel that encompasses 9,000 square meters which will include two 4-story perimeter block buildings, an 8-story perimeter block building, and a 40-story tower building with total building rights of 70,000 square meters slated for mixed use for commerce, hotels, co-living residential, business and public use.
- 5.2 The lot is located close to the junction of Avraham Shapira Street, Prof. Nechemia Levtzion and Deborah Omer Boulevard on land designated as Block 30863, Plots 5 and 8, subsection no. 17 (according to the urban building plan [Taba] currently being planned).
- 5.3 The lot is designated to be used for a public building and consists of four floors with total building rights of 10,000 square meters (including approximately 700 square meters of commercial space on the ground floor).

- 5.4 The land and building is designated for public use, defined as non-profit purposes and in accordance with the permitted uses according to section 188 of the planning and building regulations, and in addition to commercial space on the ground floor.
- 5.5 The plan outlines maximal planning flexibility and creativity in relation to this building in order to allow the construction of an iconic building to ensure that the building is recognized as one of the symbols of the city of Jerusalem.
- 5.6 As written above, it is emphasized that the plans have not yet been approved by the relevant authorized planning authorities, and detailed information provided above is subject to receipt of authorization, as well as changes that may be made during the planning process.

6. Requested information for this R.F.I .

- 6.1 Eden is interested in receiving information regarding the possible uses of the building and its operation in this lot, including suitable organizations that can fully, or partially finance the building's construction and operation , along with possible collaborations. This information will be taken into consideration by Eden and authorized authorities (including the Jerusalem Municipality) to help formulate their decision to whom to allocate the land for the abovementioned purposes (including as part of the allocation process, tender procedures, etc.)
- 6.2 Pursuant to the range of possibilities as to the designation of the use of this land as written above, information should be provided which relates to the following points:
 - 6.2.1 a description of the organization providing the information, describing its activities, the year founded, address, number of employees, type of activity, projects, contact details and contact person;
 - 6.2.2 the proposed project and nature of the proposed activity, its main concept and characteristics, content and range of services that will be provided in the building, and the combination of uses, including any proposed commercial uses;
 - 6.2.3 the contribution and value to the public offered by the project;
 - 6.2.4 hours of operation and target audience characteristics, as well as estimated number of annual visitors;
 - 6.2.5 interface with the Jerusalem Gateway area;
 - 6.2.6 estimate of manpower necessary to operate the project;
 - 6.2.7 financial or operational challenges and barriers that could occur in the creation and operating of the project;
 - 6.2.8 the manner in which the building will be used during the day and evening;
 - 6.2.9 different aspects of the design concept;
 - 6.2.10 budget estimate for planning and building of the project and budgetary resources to finance the planning and construction;
 - 6.2.11 management and operation model and budgetary resources to finance its management and operation;
 - 6.2.12 land, infrastructure and licensing - facilities to be included in the project; infrastructure required for creating the project; and

- permits and licenses expected to be required to operate the project;
- 6.2.13 any additional information to be provided which may be helpful in reaching a decision about the character of the project.
- 6.3 Within the context of the information provided, the information provider should address the desired features of the building, in whole or partially, as in the following examples:
- 6.3.1 The building is an architectural icon that tells a significant “story” for the Jerusalem Gateway Quarter:**
- 6.3.1.1 outstanding at both the national and international level
- 6.3.1.2 groundbreaking and innovative that both integrates with and enhances the historic, cultural, and urban experience and the architectural design of the Jerusalem Gateway Quarter and the city of Jerusalem
- 6.3.2 A building that generates life, activity and movement at the Jerusalem Gateway Quarter**
- 6.3.2.1 uses that generate interaction with the environment of the Jerusalem Gateway Quarter;
- 6.3.2.2 activities during day and evening hours;
- 6.3.2.3 inviting and accessible to diverse communities and audiences;
- 6.3.2.4 the building offers high value to residents, employees and visitors in use of the public urban space.
- 6.4 Examples of possible areas of activity in the lot: innovation and science, academia and research, education, culture and sport, tourism, design and architecture, society and community, etc.
- 6.5 Information may be submitted by one organization or with the collaboration of a number of organizations together, for the entire building or for a particular part. Optional areas for consideration:
- 6.5.1 the entire building: 9,300 square meters for public use + 700 square meters of the commercial floor;
- 6.5.2 part of the building: 4,650 square meters + 350 square meters of commercial space;
- 6.5.3 part of the building: 2,325 square meters + 175 square meters commercial space.

7. Highlights and conditions for participating in the process

Organizations interested in providing the required information as part of the process are requested to act as follows:

- 7.1 The potential tenderer must provide a profile on the potential tenderer's own behalf as well as documentation and references that attest to their experience and professional and financial abilities;
- 7.2 The potential tenderer must detail the required information, as written above, including the purpose of the proposed building, the proposed concept and its role as part of the city of Jerusalem's fabric in general, and the Jerusalem Gateway Quarter in particular; an estimate of the investment by the potential tenderer to construct the building and the investment percentage of the potential tenderer, in relation to the total construction costs of the area requested in the potential tenderer; project finance sources; partners and additional investments.

- 7.3 The building operations and general operation of all of its functions and activities will be the sole and full responsibility of the potential tenderer or by others on their behalf, whereas the municipality and/or the 'Eden' company will not bear any of the buildings expenses / ongoing operating costs whatsoever.
- 7.4 Information may be submitted by one organization or a number of organizations together, for the entire building or just parts of it, as written above in section 6.5.

8. Use of the provided information

- 8.1 The information provided will be used by Eden and the municipality of Jerusalem in formulating ideas for the use of the lot, its planning and allocation, in accordance with any relevant law and regulation.
- 8.2 To avoid any ambiguity, it is stated clearly that by providing such information, it does not in any way constitute an invitation to submit proposals and is not part of any tender proceedings. Consequently this does not create any obligation to the information provider whatsoever. The purpose of this request is only to receive information, and consequently the Eden Company and the Jerusalem Municipality shall consider whether to continue these proceedings in accordance with their professional and relevant considerations, according to their sole and absolute discretion, in accordance with the laws and regulations.
- 8.3 Eden and the Jerusalem Municipality reserve the right to use the information received as a result of this request, including in compiling a list of potential candidates for future tenders or allocations in connection with this project and/or other projects, as such and if this should occur.
- 8.4 To avoid any ambiguity, it is stated clearly that submitting information in response to this request does not in any way constitute fulfilling a threshold condition for participating in a tender process/engagement/ allocation that shall take place in the future, as such and if this should occur.
- 8.5 Should a tender process/future allocation take place, then the Eden Company and the Jerusalem Municipality will be entitled to change or add terms and conditions, all at their sole discretion and in accordance with their needs.

9. Submitting the information

- 9.1 A potential tenderer interested in submitting information is invited to submit information for the RFI that comprises the requested information and all details relevant to the project via email to Bid@jed.co.il on or before the date mentioned in the preamble to this document.
- 9.2 The information must include the abovementioned requirements and any other material that the potential tenderer sees fit to include in order to explain and illustrate the information provided.
- 9.3 The Eden Company may at its sole discretion meet with any potential tenderer that has provided information in accordance with its requirements where the details of the submission can be presented and explained.

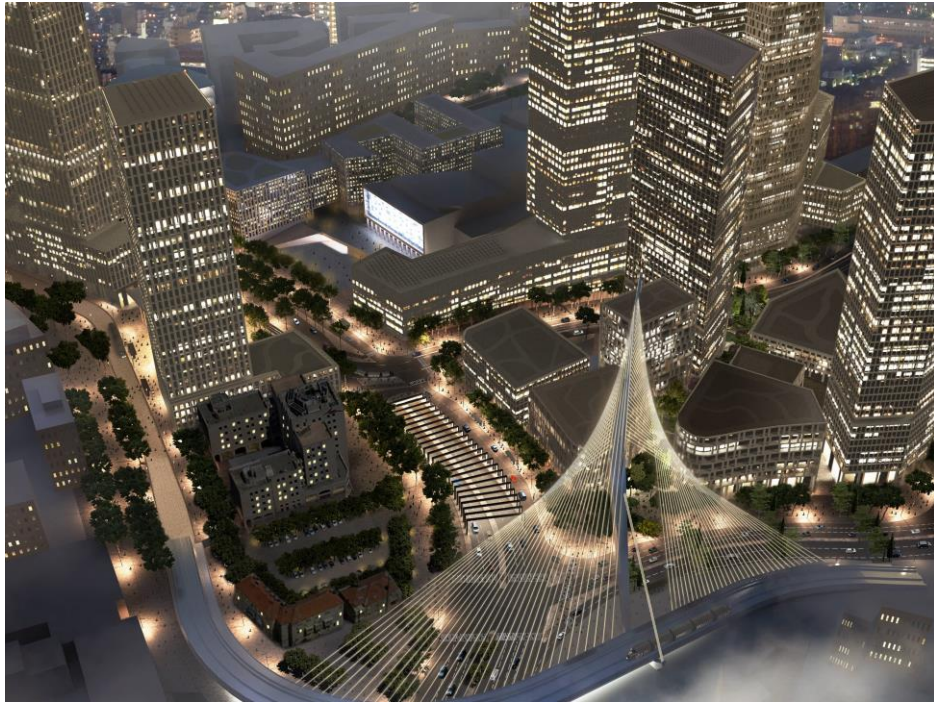
10. Clarifications

- 10.1 Requests for clarification may be submitted to Mr. Dror Laufer at

Bid@jed.co.il on or before the date mentioned in the preamble to this document. Any written reply from the Eden Company will be published on the Eden company's website (www.jeden.co.il on the "Tenders" tab).

- 10.2 It is clearly stated that any change and/or explanation and/or postponement in this submission will be published on the Eden Company website. It is the responsibility of parties interested in submitting information or potential tenderer to check the information published on the website on an ongoing basis.

Appendix A – Illustrations



Topotek 1 – Illustration - The project from the west



Topotek 1, Illustration – From the junction of Shazar and Herzl Streets in the direction of Devorah Omer Boulevard and Lot B1

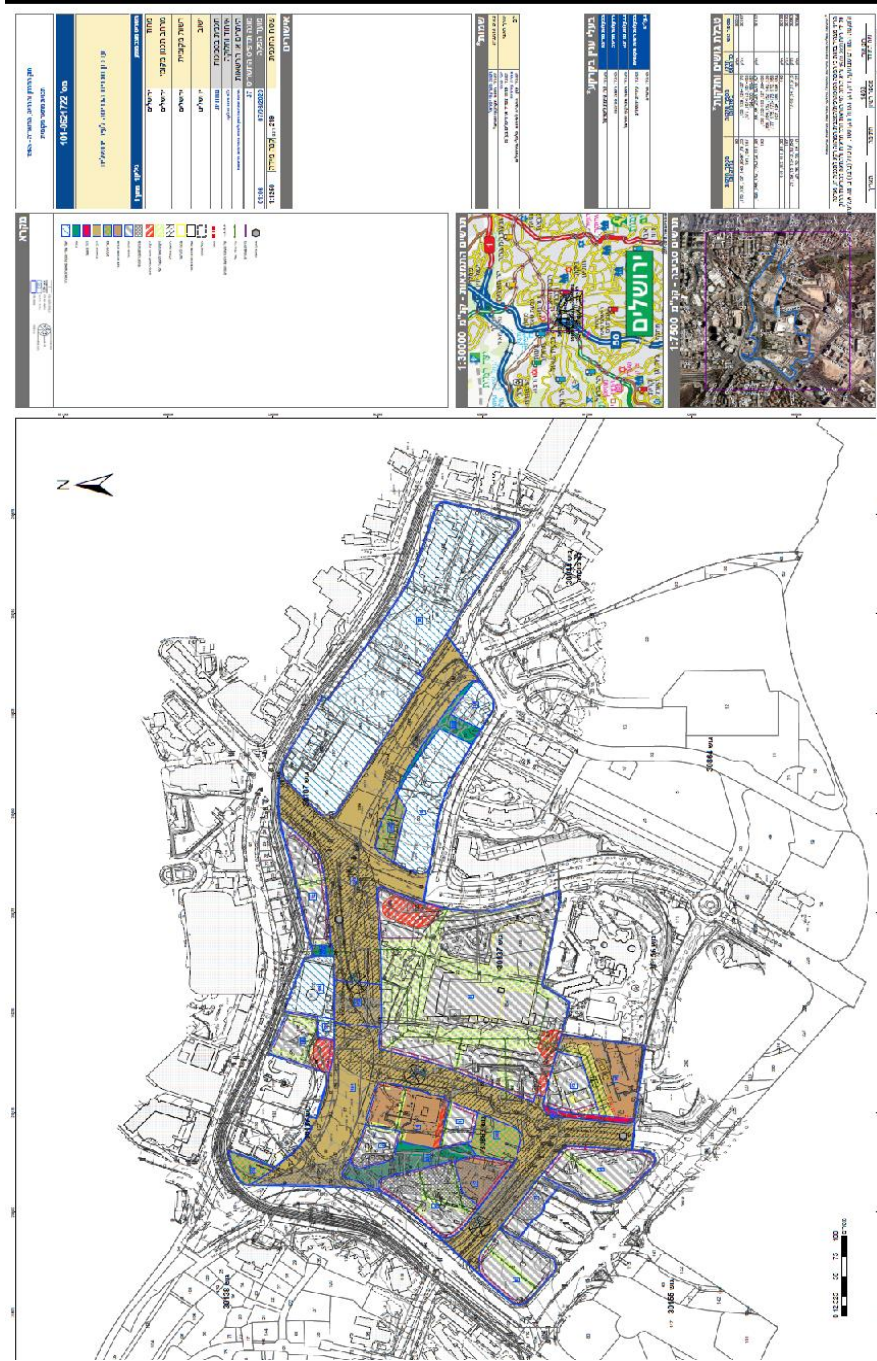


Topotek 1 – Illustration: The project from the south



Topotek 1 – Illustration: Miriam Yellin Shteklis Square, Lot B1 is situated to the left of the square. The illustration of the square is to show volume alone.

Appendix B – Plan blueprints no. 101-0621722 (the plan has not yet been approved)



Appendix C – Section of plan no. 101-0621722 relating to Lot B1

B	<p>Building regulation Lot B1 (subsection 17)</p> <p>In this lot, a unique, central public building will be constructed whose purpose is to function as a cultural anchor, incorporating a museum, cultural center, opera house, etc, as described in Section 4.2.1, sub-paragraph 2</p> <ol style="list-style-type: none"> 1. Lot building characteristics: <ol style="list-style-type: none"> 1.1 The building consists of 4 stories. 1.2 The building lines as detailed in building Appendix 2 (ground floor plans) 2. Construction area and combination of building uses: <ol style="list-style-type: none"> 2.1 The construction area includes the buildings aboveground (principal and service) categorized according to their different uses as detailed in Section 4.2.1, subsection 2, and in accordance with the details in Table 5. 2.2 The combination of uses, as defined in Table 5, is open to change within the total permitted area of construction allowed in the lot, on condition that: <ol style="list-style-type: none"> A. Commerce – the total commercial area shall not encompass more than 700 square meters (principal and service). The commercial areas shall be as a commercial adjunct for the cultural uses of the lot and any deviation from this shall be considered a major deviation. 3. Special instructions <ol style="list-style-type: none"> 3.1 This building is unique and its function is to act as a central anchor of the Jerusalem Gateway Quarter, not just through its particular function but in particular due to its distinctive design and architecture. As a consequence of this, the building will not be governed by the design rules as detailed in the construction Appendix 5. Granting of the building permit is conditional on the acceptance by the regional planning committee of the construction and design plan, as detailed in Section 6.9. 3.2 Inasmuch as the area of Miriam Yellin Shteklis Square (subsection 203) will be developed before the detailed planning stage of the cultural building in the B1 lot, it will be necessary to develop the area of the B1 lot as an extension of the square with a similar style of development in order not to leave any area undeveloped in the period of time between the square's development and the construction of the public use building. 3.3 This lot will be expropriated and registered in the name of the Jerusalem Municipality. 3.4 It will be permitted to create a passage for vehicular traffic beneath Avraham Shapira Street which will provide additional access/egress from the parking lot of the A and B lots, via a ramp that will be erected in Lot D, as indicated in principle in the construction appendices.
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Appendix D – Map of the Lots – Jerusalem Gateway Quarter

