

## U.S. DEPARTMENT OF STATE STATEMENT OF WORK

**DATE:** August 16, 2013  
**PROJECT:** Oslo, Norway CMR Painting  
**SERVICES:** Painting

### 1.0 BACKGROUND AND PURPOSE

1.1 The U.S. American Embassy in Oslo [Embassy] has a requirement to repaint and wallpaper portions of the Chief of Mission Residence [CMR]. The aim of this is to restore the appearance of the interior spaces of the residence and restore the house's historical grandeur. The project requires a qualified painting Contractor to remove and replace existing damaged paint surfaces.

1.2 The CMR was constructed in 1912 and purchased by the US government in 1926. The property is on the Secretary of State's Register of Culturally Significant Properties. Today, it serves as an important center for diplomatic engagements between the United States and Norway. It is critical that all work done at the CMR maintain or restore the original design and character of this important historical property. Restoration of the painted surfaces requires as close to an exact match of the existing color as possible.

### 2.0 GENERAL REQUIREMENTS

2.1 The Contractor shall provide personnel, material, equipment, and supervision to complete the technical requirements in this Statement of Work. The Contractor shall be responsible for hiring labor, equipment vendors and shall follow security and safety directives as explained by the Embassy.

2.2 The Contractor shall have limited access into the CMR and outside the areas designated for the project except with permission by the Embassy. The Contractor shall address the impact of the consequent disruption and provide for a continuing level of operation of the American Embassy functions caused by the proposed work.

2.3 Estimates shall be in English.

2.4 Cost estimates shall break down cost for each line item listed. The embassy will award some or all of the work when the solicitation closes. Any work not initially awarded may be awarded at a later date in the following 12 months.

2.5 Normal hours for work shall be from 8:00 a.m. to 4:00 p.m., Monday through Friday.

2.6 Work awarded shall be completed between October 1<sup>st</sup> 2013 – December 15<sup>th</sup> 2013.

**2.7 Bids are due September 11, 2014 by email to [enghmg@state.gov](mailto:enghmg@state.gov) or [schowjc@state.gov](mailto:schowjc@state.gov) by 16:00.**

### 3.0 SCOPE OF WORK

3.1 The Contractor shall be required to prepare reports, bill of materials, quality control schedules and construction costs. These documents shall provide the necessary interfaces, coordination, and communication among the Embassy, OBO, and Contractor for the delivery of a complete project.

3.2 The Contractor shall repair and prepare the walls prior to painting to assure a smooth even painting surface. Where needed, the Contractor shall prime prior to painting. Surfaces may require the removal of existing paint or wall paper.

3.3 The Contractor shall take care maintain to keep wall paint off trim, fixtures, and hardware and contained to surfaces designated for repainting.

3.4 The Embassy may ask the contractor to perform work not listed in this scope of work. For this work please provide an hourly work rate. The embassy shall pay for necessary materials on a reimbursable basis to the contractor.

3.5 The Contractor shall perform the following work as awarded by the embassy.

Item	Room	Description	Estimated Painting Area
1	Norwegian and kids room	Repaint Walls, Ceiling, and Trim	117
2	Dining Room	Repaint Wall Surfaces	50
3	Patio Room	Repaint Wall and Ceiling Surfaces	25
4	Master suite	Repaint Wall, Ceiling, and Trim	107
5	Petit Salon	Repair/Repaint Paneling	40
6	2nd floor hall	Replace wallpaper	30
7	Grand Salon	Repair/Repaint Paneling	80
8	Back Stairs	repaint floors- 1 flight spiral staircase	37
9	Garage Overhang	repaint, repair (exterior)	11
10	Library	Repair and paint ceiling and upper panels.	45
11	Sky room	Repaint ceiling	50
12	Basement Floor	Epoxy floor – 1 Coat Grey	375

## Dining Room



This room requires approximately 50 square meters of repainting along the cream colored portion of the wall panel

## Grand Salon



The wall panels of the Grand Salon are made of a one-hundred year old Jute Sacking material that is beginning to show signs of wear. The paint has begun to crack in several locations. The Grand Salon and Petit Salon may require the restoration or replacement of aging jute sacking wall material (på Norsk: Jute strie med maskin papir).

## Library



The ceiling of the Library requires repainting. There is a small crack that will also need to be repaired.

## Petit Salon



The Petit Salon is a continuation of the Grand Salon room and requires the same nature of repairs and repainting. The Grand Salon and Petit Salon may require the restoration or replacement of aging jute sacking wall material (på Norsk: Jute strie med maskin papir).

## Master Suite



The walls of the Suite to from the top of the baseboard to the bottom of the molding must be repainted. Repaint interior of three doors.

## Sky room



The bottom of the upper molding and the ceiling must be repainted. The ceiling contains molded features that may require hand brush painting.

## Norwegian Room



The walls, ceiling, floors and trim.

## Kid's Room



The walls, ceiling, floors and trim.

## Sky room



The bottom of the upper molding and the ceiling must be repainted. The ceiling contains molded features that may require hand brush painting.

### **Back Staircase**



The floors and stair surface must be repainted along with the landings top and bottom.

### **The Patio Room**



This room needs paint along the walls and around the windows. The inside of the exterior door needs repainting.

### **The 2<sup>nd</sup> floor main hall**



The upper wallpaper in the 2<sup>nd</sup> floor grand staircase landing needs to be removed and replaced.

### **The Basement Floor**



Apply epoxy coating to floor. Gray.

#### **4.0 CONTRACT ADMINISTRATION**

4.1 The Embassy does not make representations or warranties of whatsoever kind or nature, either expressed or implied, as to the quality, level of completion, accuracy, extent of compliance with the standards, codes and requirements described or referred to in this SOW, or the extent of coordination between or among the documents provided to the Contractor.

4.2 The Embassy's review, approval, or acceptance of, nor payment for the services required under this contract shall be construed to operate as a waiver of any rights under this contract or any cause of action against the Contractor arising out of the performance of this contract.

4.3 The Embassy has the right to inspect and test all services called for by the contract, to the extent practicable at all times and places during the term of the contract. The Embassy may perform quality assurance inspections [QAI] and to confirm the work is being performed according to the Statement of Work.

#### **5.0 RESPONSIBILITY OF THE CONTRACTOR**

5.1 The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all construction and other services furnished under this contract. The

Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its construction and other services.

5.2 The Contractor shall identify a Project Manager who shall be responsible for the overall management of this Contract. The Project Manager will be approved by the Embassy.

5.3 The Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs and practices pertaining to labor, safety and similar matters. The Contractor shall promptly report all accidents resulting in lost time, disabling, or fatal injuries to the Embassy Facilities Manager.

## **6.0 CONSTRUCTION REQUIREMENTS**

6.1 The Contractor shall be responsible for all required materials, equipment and personnel to manage, administer, and supervise the project. All workmanship shall be of good quality and performed in a skillful manner as determined by the Embassy.

6.2 The Contractor shall have limited access to or be admitted into any building on the compound outside the areas designated for the project except with permission by the Embassy. Contractors will be escorted at all times by Embassy staff.

6.3 The Contractor will be permitted to use the area within the compound for operation of his construction equipment and temporary facilities.

## **7.0 DELIVERABLE SCHEDULE**

7.1 The Contractor shall commence work under this contract promptly, execute the work diligently, and achieve final completion and acceptance of the painting project including final cleanup of the premises within the contract period specified.

7.2 Within 15 days of contract award the contractor will meet with the Embassy facilities Manager to establish a schedule of work to completion.

## **8.0 SECURITY**

8.1 This is a non-classified project. The work to be performed under this contract requires that the Contractor, its employees and sub-contractors submit corporate, financial and personnel information for review by the Embassy to obtain access to the embassy. Information submitted by the Contractor will not be disclosed beyond the Embassy.

-End Statement of Work-