



## SCOPE OF WORKS

### **RENOVATION OF TWO BATHROOMS AND ONE POWDER ROOM IN CONSUL GENERAL'S RESIDENCE (United States Consulate General, Perth)**

#### **OVERVIEW**

The United States Government (USG), Department of State (DOS), has a requirement to renovate two bathrooms and one powder room at the Consul General's residence located at 8 Bellevue Terrace, West Perth. To this end, the USG requires quotations for a contractor to complete the proposed modifications.

#### **INTENT**

Requirements in this SOW serve as a direction to the Contractor for renovations of the bathrooms and powder rooms of the Consul General's residence. The Contractor shall perform all services in accordance with international professional standards of skill, care and diligence adhered to by reputable, first class international firms and shall conform to generally accepted professional practices.

#### **PROJECT DESCRIPTION**

The USG intends to: renovate two bathrooms and one powder room at the Consul General's residence located at 8 Bellevue Terrace, West Perth. The requirements below are the basis for the renovation. The renovation shall use only high quality, first class materials and fittings.

A site visit can be scheduled upon request.

#### **SCOPE OF WORK**

**Note: This is an official residence of the USG; the materials and fittings used should be of a standard fitting for a home of this standing.** Quality and type of fixtures and tiles should be based on quality of previously renovated powder room and master bath. Plans will be provided as necessary.

Guest bathrooms (2):

1. Install double sink, fixtures and counter;
2. Replace under sink storage cabinets;
3. Replace commode (water-saving);
4. Re-tile floor;

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5. Re-tile walls;
6. Add wall-mounted storage cabinets;
7. Refurbish lighting;
8. Replace exhaust fan;
9. Replace tub;
10. Replace all wall outlets with RFCD outlets.

Powder room:

1. Install new sink (two if space available), fixtures and counter;
2. Replace commode (water-saving);
3. Re-tile floor;
4. Re-tile walls;
5. Replace mirror above counter;
6. Install new lighting;
7. Replace exhaust fan;
8. Install/paint new ceiling/cornices;
9. Replace all wall outlets with RFCD outlets.

### **General**

1. All work is to comply with the local WA building regulations.
2. The contractor will rectify any damage to all areas on completion of the works.
3. The contractor shall supply all materials and labour in order to complete the works.
4. All waste material to be taken from site and disposed of by the contractor.
5. Site is to remain tidy at all times and cleaned up on completion of works.
6. All work to be carried out in a workmanship like manner.
7. All documentation regarding warranties, guarantees and instructional literature are to be handed to your GSO representative.

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8. All care must be taken to protect the carpet and furnishings within the property and drop sheets to be used at all times where necessary.
9. Any variations are to be priced and approved in writing by GSO before proceeding with the work.
10. All measurements are to be confirmed by the contractor on site.

**NOTE: Any damage caused by the Contractor or his contractors is to be made good at the Contractor's expense.**

### **CONTRACTOR PROVISIONS**

The Contractor shall supply everything necessary for the execution and completion of the work. Site preparation and installation performance shall be in accordance with Australian and ACT building codes and standards.

### **WORKING HOURS**

Working hours are to be 0800 to 1700. No work is to take place outside these hours unless GSO has given agreement.

### **SITE PREPARATION AND CLEANING UP**

The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Before completing the work, the Contractor shall remove the work and premises any rubbish, tools, scaffolding, equipment, and materials that are not the property of the Government. Unsightly materials and debris including excess soil, garbage, and equipment should be removed as required; while materials should be scheduled for delivery only as required for immediate use.

### **CONTACT INFORMATION**

Inquiries can be directed to Seth Cornell, Management Officer, or Anoutchka Payet, Management Assistant, at:

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