
Section C
Statement of Work
For Construction Services
Demolition of Residential Apartment Building
SAQMMA-14-####
Yangon, Myanmar

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Appendix A Design Submittal Requirements for OBO Projects

C.1 GENERAL**C.1.1 Project Title**

C.1.1.1 Residential Building Demolition – 140 University Avenue Kamayut Township

C.1.1.2 Introduction

With the recent dramatic changes in Burma, the need for a modern, flagship of US Public Diplomacy has become a top priority. The existing, leased facility is a bustling outpost for cultural exchange and English language learning in a region with limited educational resources. The new American Center will facilitate the US Embassy's public outreach programs and provide an educational platform unlike any other in the country. The proposed site for this new building is a 0.89 acre parcel currently occupied by a residential apartment building constructed by the US Government in 1963. To facilitate the re-development of the site, the US Government will award a separate contract to demolish and remove the existing residential apartment building and selected service buildings.

C.1.2 Project Description

C.1.2.1 Contractor shall provide complete construction services, contract coordination and supervision, including but not limited to the management, and construction necessary to meet the requirements of this contract within the established schedules.

C.1.2.2 Contractor shall construct this project in accordance with the technical requirements identified and referenced herein.

C.1.2.3 Site Description

C.1.2.3.1 The site is located in the area of Kamayut Township.

C.1.2.3.2 The site is bounded along two sides of the perimeter by Inya Road and University Avenue and the remaining sides abut residential properties. Refer to J.3.3 for site boundaries.

C.1.2.3.3 The site is approximately 0.89 acres in size and developed as shown in J.3.3 - Site Lay-Out Plan.

C.1.2.3.4 The site is the former location of U.S. Government constructed Embassy housing. Several existing support buildings and retaining walls from that development remain. Some of these will remain, some will be renovated, and others removed as part of this project. The site slopes moderately from north to south. Refer to J.3.2 for site and topographic information.

C.1.2.4 Major Project Elements included in this contract.**C.1.2.4.1 Demolition of Existing Buildings / Structures**

- (a) Existing 3 story residential apartment building
- (b) existing covered patio
- (c) Existing utility building
- (d) Selective demolition of interior of servants quarters
- (e) Existing covered parking structure

C.1.2.4.2 Temporary Utilities

- (a) Run temporary electric AVR room to service meters for 134, 136, and 138 University Avenue. Provide an automatic transfer switch and generator docking station at 138 University Drive

(b) Run temporary telecom service from telecom service provider interface to 134, 136, and 138 University Avenue

(c) Relocate existing water treatment equipment and storage tanks and reconnect 134, 136, and 138 University Avenue

C.1.2.5 Construction shall be completed within the Contract Award Amount identified in Contract Section A.

C.1.2.6 Construction shall be performed within a 90 day period of performance.

C.1.2.7 Not Used

C.1.2.8 Not Used

C.1.2.9 Contract Line Item Numbers (CLIN)

CLIN 1 - Building demolition

CLIN 2 - Temporary Utilities

CLIN 3 New Back-Up Generator – Provide portable (tow behind) generator of sufficient capacity to power residences and gas station at 134, 136, and 138 University Drive with cables and connections suitable for connection to the docking station provided in CLIN 2.

C.1.3 Project Security

1.3.1. Contractor shall comply with Security procedures during construction as described in Division 01 Specifications.

C.1.4 Limit of Construction

C.1.4.1. The Contract includes:

C.1.4.1.1. All work within the U.S. Government (USG) property line.

C.1.4.1.2. Contractor coordination with local utility providers for disconnection and reconnection of local services are required.

C.1.4.1.3. Work outside the property line including temporary construction access, erosion control during construction, and restoration of disturbed areas outside the USG property to pre-contract condition.

C.1.5 Permits and Licenses

C.1.5.1 OBO has obtained permission from the Yangon Ministry of Foreign Affairs to proceed with the project. Final permitting by the YCDC (Yangon City Development Commission) is pending and will be obtained prior to issuance of Notice to Proceed. Contractor is responsible for obtaining all other permits (such as utility, demolition, construction) and licenses required to execute the work.

C.1.6 Work by Other Contractors – Not Used

C.1.7 Phasing -Not Used

C.2. TECHNICAL REQUIREMENTS FOR FACILITY

C.2.1. OBO Building Code

C.2.1.1. Building Code. Construction of this project is governed by:

C.2.1.1.1. The 2013 Building Code of the Overseas Buildings Operations, (2009 International Building Code (IBC), amended by the 2013 OBO Design Standards.

C.2.1.1.2. The host country's local building codes, including zoning requirements and product standards in accordance with OBO-ICS IBC Section 101.

C.2.2. LEED (Not Used)

C.2.3. Government Furnished Items- Not Used

C.3.CONSTRUCTION PROCESS

C.3.1. Materials Shipping Address

C.3.1.1. Materials delivered to the site shall be marked as follows:

United States Embassy 110 University Drive Kamayut Township Yangon Myanmar

C.3.2. Specification Division 1

C.3.2.1. Per Division 1, Contractor will be required to limit access to the construction site through a security screening facility known as an Access Control Facility (ACF). Contractor may construct one of the Compound Access Control (CAC) Facilities, completely or partially, for use as the Access Control Facility (ACF).

C.3.3. Geotechnical Engineering – Not Used

C.3.4. Building Information Modeling (BIM) COBIE – Not Used

C.3.5. Diplomatic Security (DS) Accreditation – Not Used

C.3.6. Project Completion Photography – Not Used

End of Section C