STATEMENT OF WORK

FOR

Replacement of Heat System Components

At

Warehouse
Takoraudantie 4
Helsinki, Finland

08/17/2013

REV 8-24-13

Project 2013-021

1.0 INTRODUCTION

1.1 Overview:

The U.S. Embassy Helsinki has a requirement for a contractor to replace components of the heating system at a U.S. Embassy warehouse in Helsinki. The work will consist of:

- Removal of all radiators, thermostats and valves for hot water heating system. Removal of existing mounting radiator mounting brackets, and covers as needed. Removal and replacement of any obstructions in work and replacement of obstructions after installation.
- Remove and replace existing security bars at first floor windows.
- Existing construction to be protected from damage. Contractor to be responsible for repair and or replacement of all damage.
- Provide and install new Purmo (or equal) radiators. Use compact series panel radiators. Contractor to be responsible for properly sizing replacement radiators and providing calculations to Owner.
- Provide and install new Danfoss (or equal) thermostatic radiator valves and direct mount operators on all radiators. Install sensors as needed by location condition to ensure proper function of thermostats.
- Provide and install all valves for incoming and outgoing lines. Pipe modifications to be contractor's responsibility for proper installation.
- Provide and install pipe insulation on all exposed pipe and joints in basement.
- Provide temporary floor protection as needed where work is to be performed and on pathways to bring in or dispose of materials.
- Include cost of all preparations and cleaning needed. Project to be kept clean daily.
- Include costs for all work and supplies as needed for a complete project.

1.2 The Embassy location is:

U.S. Embassy Warehouse
Takoraudantie 4
Helsinki

1.3 The Contracting Officer Representative (COR) shall be:

Kato Smith
Facility Manager
Phone 358 9 6162 5647
Cell 358 40 674 4062
Email SmithKD@State.gov

1.4 All inspections will be requested through the COR.

2.0 GENERAL REQUIREMENTS

2.1 The Contractor shall provide a quantity of construction personnel, equipment, materials, tools and supervision as needed to complete the services and technical requirements in the Statement of Work (SOW). It is expected that the Contractor shall partner closely with Embassy personnel.

2.2 The Contractor must be approved by the flooring material supplier to install their product.

2.3 The Contractor shall designate and make available a representative to meet with the Contracting Officer's Representative (COR) weekly to discuss the Progress Report, or other matters pertaining to the Project. The contractor shall follow up all telephone conversations affecting the scope of work with an email summary of the conversation sent to the COR.

2.4 All work shall be executed in a diligent manner in accordance with a negotiated firm fixed price and performance period.

2.5 Normal Embassy work week is from Monday through Friday from 08:30 to 17:00.

3.0 CONTRACT ADMINISTRATION

3.1 The Contractor shall NOT conduct any work that is beyond this Statement of Work unless directed in writing by the CO. Any work done by the Contractor beyond this SOW without direction from the Contracting Officer (CO) will be at the Contractor's own risk and at no cost to the U.S. Government.

3.2 Neither payment, or approval, nor acceptance of Contractor's services under this contract by the Embassy 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.

3.3 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.

3.4 The COR, on behalf of the CO, has the authority to issue a temporary stop order during the execution of any particular phase of this SOW. This authority may be executed when the Embassy requires time for official functions or is in possession of specific credible information indicating that the lives of Embassy personnel are immediately threatened and that the execution of the project will increase the Embassy's vulnerability. The COR shall promptly notify the CO that work has been stopped. The Embassy may stop work on up to 10 occasions for full workdays during the project with 24 hours' notice to the Contractor. The Embassy shall fund work stoppage for mission critical operations beyond 10 days.

3.5 The CO has the right to terminate this contract for convenience at any Phase in whole, or from time to time, if the CO determines it is in the interest of the U.S. Government.

4.0 RESPONSIBILITY OF THE CONTRACTOR

4.1 The Contractor shall prepare and maintain a Project Schedule to address the cost and schedule for the project. The Project Schedule is intended to document the entire project from beginning to end.

4.2 Any cost associated with services subcontracted by the Contractor shall be borne by and be the complete responsibility of the Contractor under the fixed price of this contract.

4.3 The Contractor shall be and remain liable to the USG in accordance with applicable US law for all damages to the Embassy caused by the Contractor's negligent performance of any of the services furnished under this contract. The rights and remedies for the USG provided for under this contract are in addition to any other rights and remedies provided by US law.

4.4 The Contractor’s senior representative shall be responsible for briefing COR on the status of the Work. The Contractor shall have all the means to communicate with on-site personnel using state-of-the-art technologies for the industry including, but not limited to, electronic mail, World Wide Web, digitizing equipment, wireless phone or other means.

4.5 The Contractor shall ensure that the overall program is executed smoothly, delivered on schedule, and within the project budget. The Contractor shall coordinate the efforts of all sub-contractors to ensure successful completion of this program within schedule and cost.

4.6 The Contractor shall clean the worksite at the end of each day and be responsible for all waste removal associated with their work.

4.7 All unclassified drawings and unclassified documents must be returned to the COR at completion of the task order. In addition, all documentation produced for this project shall become the property of the USG at the completion of the project.

4.8 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 COR.

5.0 CONSTRUCTION SERVICES

5.1 The Contractor shall survey the compound areas where construction will take place and become thoroughly familiarized with the existing conditions and conditions that will affect the construction. The Contractor shall ascertain all local permit requirements, licensing requirements, and the quality and availability of materials, sub-contractors, and equipment that may be needed to execute the contract.

5.2 The Contractor shall inspect and evaluate all available drawings and reports pertaining to the project. The Contractor shall field verify all dimensions for construction relevant to the project.

5.3 All materials and equipment incorporated into the project shall be brand new. The Contractor shall transport and safeguard all materials and equipment required for construction as instructed by the manufacturer's instructions.

5.4 The contractor shall include all transportation and installation costs in the bid price.

5.5 The Contractor shall at all times keep the work area free from accumulation of waste materials. Upon completing construction, the Contractor shall remove all temporary facilities and leave the project site in a clean and orderly condition acceptable to Post. Any repair of damage caused as a result of this project will be the responsibility of the Contractor.

5.6 The Contractor shall maintain continuous usage of existing systems during construction, including providing temporary cooling units if necessary.

5.7 Deliverables to Accompany Completion of Construction: The Contractor shall provide one copy of the following to the COR:

A. Contractor & Manufacturer's Contact List. The Contractor shall provide a list containing contractor's & manufacturers' contact information for future repair and maintenance.
B. Maintenance Instructions. Provide two copies to Embassy only.
C. Design Calculations for radiators.
D. Manufacturers' Equipment Warranties and Identification of Warranty Items
E. One-year workmanship guarantee in writing covering all equipment, materials and labor in the event any workmanship or equipment items are found defective

5.8 The Contractor shall provide operations and maintenance training on the system to Post staff. Coordinate training periods with the COR in writing at least seven (7) business days in advance.

6.0 PROJECT SCHEDULE

6.1 The Contractor shall commence work under this contract promptly upon Notice to Proceed, execute the work diligently, and achieve final completion and acceptance of the project, including final cleanup of the premises and training of Post operations personnel, within the contract period specified.

6.2 Milestones:

- Pre-Bid Meeting — August 29, 2013 at 11:00
- Bid Due Date — September 9, 2013 1t 13:00
- Beginning of work — October 7, 2013
- Completion of project — No later than October 31, 2013

6.3 Notification of intent to attend pre-bid meeting must be submitted to SmithKD@state.gov more than 24 hours in advance for security clearances.

6.4 Bids must be submitted in English and are due September 9, 2013 no later than 13:00. All bids to be submitted by email to SoderlinVA@state.gov.

7.0 SECURITY CLEARANCES

7.1 All people on site must get clearance from the Embassy Regional Security Officer prior to being allowed on site. Because of the clearance requirement, the work to be performed under this contract requires that the Contractor, its employees and sub-contractors submit personnel information for review by the Embassy. Information submitted by the Contractor will not be disclosed beyond the Embassy.

7.2 The contractor shall submit this information including vehicle requirements within 5 days of the Notice to Proceed.

8.0 PAYMENTS

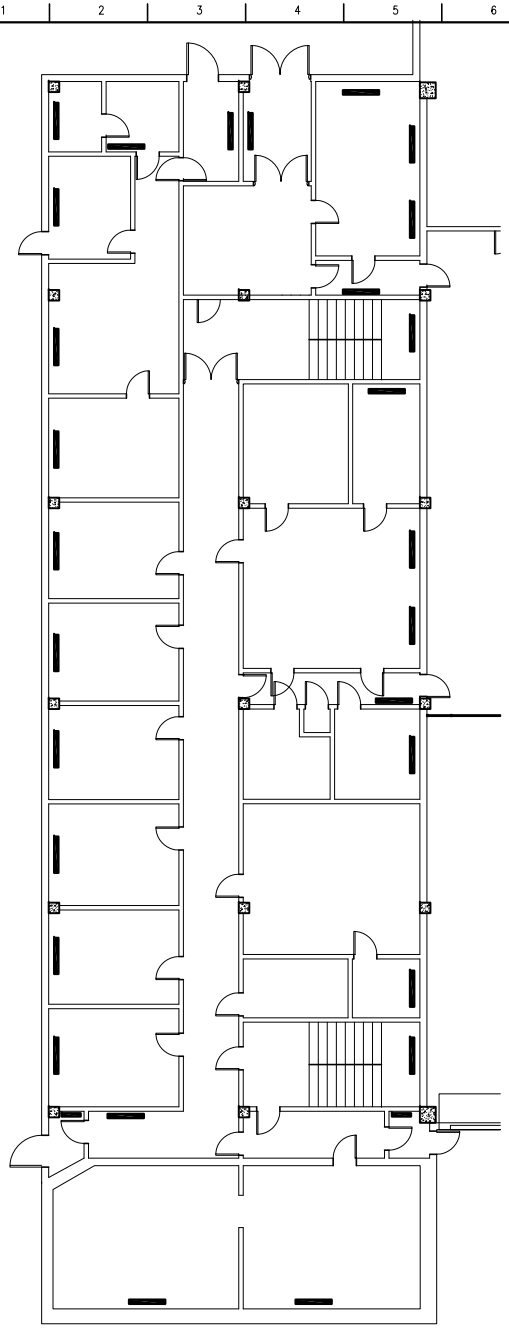
8.1 The Contractor shall provide a fixed fee, lump sum proposal to the CO for the work.

8.2 The Contractor shall submit the invoice, with the appropriate backup documents to the COR. The COR will determine if the invoice is complete and proper as submitted. The COR also will determine if billed services have been satisfactorily performed and if expenses billed are correct. If it is determined that the amount billed is incorrect, the COR will within seven days, request the Contractor to submit a revised invoice.

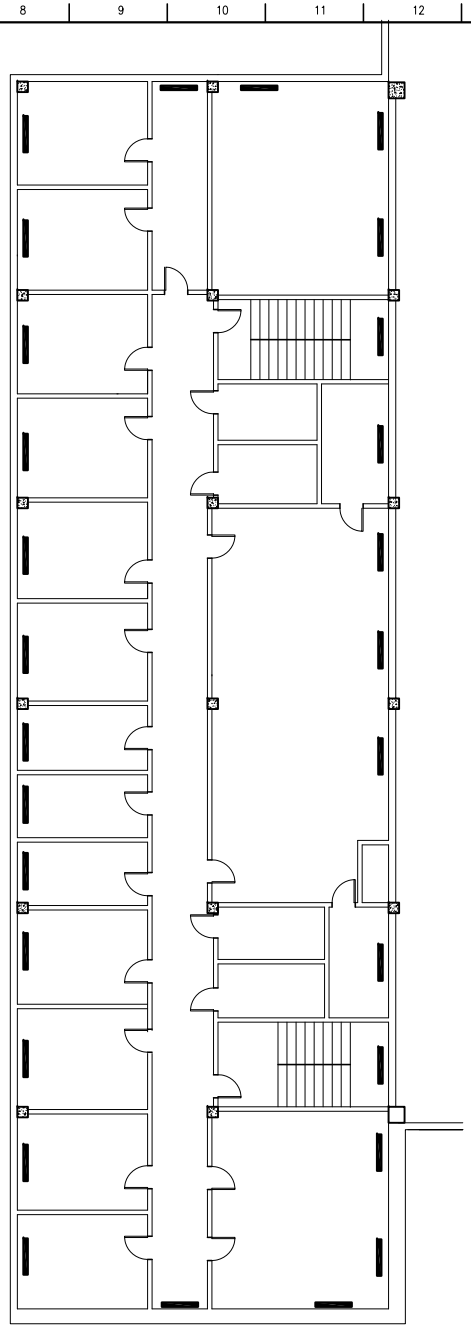
8.3 Payment terms are 30 days.

8.4 The Contractor shall specifically identify his last invoice "Final Invoice". The Final invoice shall include the remaining payment claimed to be due under the basic contract and all modifications issued, if any. The final invoice shall also include the Contractor's Release of Claims Certificate attached.

END OF STATEMENT OF WORK



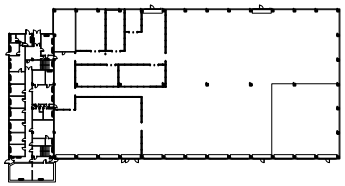
2 A-1 FIRST FLOOR PLAN
SCALE 1:100



3 A-1 SECOND FLOOR PLAN
SCALE 1:100

MECHANICAL LEGEND

RADIATOR & THERMOSTAT



1 A-1 KEY PLAN
SCALE: None

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1:100

ALL DIMENSIONS WITHOUT A DECIMAL ARE IN MILLIMETERS UNO. ALL DIMENSIONS WITH A DECIMAL ARE IN METERS UNO.

United States Department of State
OFFICE OF OVERSEAS BUILDINGS OPERATIONS
Washington, D.C.

MALMI WAREHOUSE
Radiator Location Plan
for
HELSINKI
FINLAND

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3-26-13	FM Shop Design	EAE

Revisions

Reviewed for Code Compliance:
-

Drawing Title
WAREHOUSE FLOOR PLAN

CADD Project Number	Drawing Scale: AS NOTED	Phase: ☐ PFP ☐ SD ☐ CD ☐ FINAL
CADD File Name: [LAOFILE].DWG	CADD Plot Scale: 1:1	

Date	09/21/12
Drawn By	EAE
Checked By	EAE
Project Number	
Sheet Number	WHE AI
Classification	UNCLASSIFIED