
STATEMENT OF WORK

BUCHANAN

JUNE 2012

US DEPARTMENT OF STATE - ATHENS

BY NP

CONTENTS

- 1. Site address 3
- 2. Background..... 4
- 3. Scope of work..... 4
- 4. General conditions 4
 - 4.1 Materials, tools and codes..... 4
- 5. Particular conditions 5
 - 5.1 Materials specification..... 5
 - 5.2 Plastering 7
 - 5.3 Waterproofing 7
 - 5.4 Bathroom Renovations 7
 - 5.5 Ground Installation 8
 - 5.6 Painting 9
 - 5.7 Water Supply Pipes..... 9
 - 5.8 Heating Pipes and Radiators 11
 - 5.9 Roof Tiles 11
 - 5.10 Wooden Floor Repair..... 12
 - 5.11 Reception of works and cleaning requirements..... 12

1. SITE ADDRESS

To be provided

2. BACKGROUND

The house is a 65 years old structure with old plumbing having moisture issues. There have been several fixes over the years which cause additional problems cause of the variety of materials and techniques that have been used.

3. SCOPE OF WORK

This document is being issued by the US Department of State with the purpose to enter into a contract the following works:

- to repair all damaged or bad conditioned stucco in and outside the house.
- to apply waterproofing material on the living room, dining room, TV room, storage room, bedroom and hallways at ground floor (around 95m² all together).
- to refurbish all three bathrooms.
- to replace all water supply pipes and valves.
- to replace all heating pipes and valves.
- to replace all radiators.
- to replace the roof tiles.
- to lay 110 m² of tiles (waterproofed area plus the 1st floor balcony).
- to paint all internal and external surfaces of the house.
- to refinish one wooden staircase and 47m² of wooden floor.
- to install new main grounding.

The contractor shall be responsible for the supply of all machinery, labour and materials necessary for the completion of the works.

The bidders shall also provide the cumulative duration of all work involved, which shall not be more than **seventy (70) calendar days**.

4. GENERAL CONDITIONS

4.1 MATERIALS, TOOLS AND CODES

4.1.1. All work must be executed strictly in accordance with the current Codes of Practice.

4.1.2. All works to be completed in accordance with the relevant and current Greek Standards.

4.1.3. The contractor is responsible for all the contractor-owned tools and equipment at all times and shall provide a lockable tool and material box for their operatives if required.

5. PARTICULAR CONDITIONS

5.1 MATERIALS SPECIFICATION

The contractor shall use high quality construction materials approved by the COR. Besides the materials specified, all similar ones will be approved prior being used.

Paint:

High quality paint in every area such as:

Eco Style Soft Matte (Benjamin Moore) or **Neopal ECO (Vivechrom)** for inside general painting or similar quality.

Moore's K&B (Benjamin Moore) or **Neopal kitchen & bathroom (Vivechrom)** for the basement, kitchen and bathrooms or similar quality.

Moorelife (Benjamin Moore) or **Vivecryn thermoelastic (Vivechrom)** for all external painting or similar quality.

Tiles and fixtures:

Ground floor main bathroom:

Tiles:	Make:	Roca, type <i>Adelia</i> or similar quality, dimensions and technical specifications.
	Dimensions:	Floor – ADELIA AR 45 x 45 Wall – ADELIA AR R 30 x 60, ADELIA BG R 30X60, CFA PRIMULA BG 31X4.5
Toilet:		Roca Khroma silver grey or similar quality and technical specifications.
Sink:		High quality sink and cabinet according to the designs.
Shower faucet:		Grohe Allure with rainshower or similar quality and technical specifications.
Sink faucet:		Grohe Allure (Lavatory Centerset) or similar quality and technical specifications.
Sink/toilet valve:		Cimberio valve (CIM45 only).
Shower cabinet:		High quality inox/glass double sliding door.
Mirror:		High quality triple cabinet mirror as shown on design plans.

Ground floor WC:

Tiles:	Make:	Roca, type <i>Ariel</i> or similar quality, dimensions and technical specifications.
	Dimensions:	Floor – ARIEL GR 31.6X31.6 Wall – ARIEL AZ 20x31, ARIEL GR 20x31, CFA FRESNO AZ 20x7, LISTELO FRESNO AZ 20X3.5, INSERTO FRESNO GR 20X31
Toilet:		Roca Dama Senso Compacto white or similar quality and technical specifications
Sink:		Roca Hall (Corner wash-stands / left) or similar quality and technical specifications
Sink faucet:		Grohe Allure (Lavatory Centerset) or similar quality and technical specifications
Sink/toilet valve:		Cimberio valve (CIM45 only)
Mirror:		High quality angle mirror with 6cm cabinet as shown on design plans

First floor bathroom:

Tiles:	Make:	Roca, type <i>Apia</i> or similar quality, dimensions and technical specifications.
	Dimensions:	Floor – APIA AZ 31X31 Wall – APIA AZ 25X33, APIA AR 25X33, CFA APIA AZ 31X5
Toilet:		Roca Khroma silver grey or similar quality and technical specifications
Sink:		High quality sink and cabinet according to the designs
Bathtub		Roca Malibu 170x75 or similar quality and technical specifications
Bathtub faucet:		Grohe Allure with shower or similar quality and technical specifications
Sink faucet:		Grohe Allure (Lavatory Centerset) or similar quality and technical specifications
Sink/toilet valve:		Cimberio valve (CIM45 only).
Shower cabinet:		High quality inox/glass double sliding door.
Mirror:		High quality mirror with cabinets at left and right side as shown on design plans.

Watering pipes: Halkor CU-Smart and Halkor CU-Smart insulated

Heating pipes: Halkor CU-Smart insulated

Sewage pipes: PVC for all pipes and accessories

Radiators: Buderus Logatrend K-Profil and Buderus Arbonia Bagnolino BNN for the
Bathrooms

Roof tiles: Roman type

All materials to be used shall be indicated at the quote and approved by the COR.

5.2 PLASTERING

All areas with loose plaster shall be cleared and replastered. Also all areas that are planned to be waterproofed shall be replastered.

5.3 WATERPROOFING

The living room, dining room, TV room, storage room, bedroom and hallways at the ground floor shall be waterproofed with asphalt membrane (95 m²). After the removal of all laminated wooden tiles, the floor shall be cleared of any material until the slab is exposed. Then a coat of liquid water asphalt shall be applied and then a layer asphalt membrane. Upon completion a layer of cement will be added on top of the membrane so that the tiles can be successfully installed. The asphalt membrane shall be installed on the floor and for 40 cm up on the wall.

5.4 BATHROOM RENOVATIONS

The residence has two bathrooms and one WC that needs major renovation. The work to be done is:

- **Demolition**

- Disconnection of bath fixtures and electrical as required for demolition.
- Removal of cabinetry and other finish as required.
- Removal and demolishing of all fixtures/appliances.
- Demolishing of all old tiles and glue/plaster.
- Removal of finish flooring and sub floor as required to route new plumbing.

- **Plumbing**

- All plumbing and sewage pipes and fixtures will be replaced with new high quality ones as indicated at the materials section.
- The contractor shall install one manifold panel at each of the two main bathrooms. The small bathroom (WC) shall be connected to the manifold panel that the kitchen and laundry are also connected. These panels shall be installed at the edge of each bathroom so that the new flexible pipes can run from that point to the new fixtures. The location of the panel will be decided according to the best possible location in agreement with the Embassy's Facilities Supervisor.

- **Electrical**

- Removal of old electrical wires, fans, outlets and light fixtures.
- Install new dedicated 20amp circuit with new 10mAmp GFCI and proper grounding (The outlet with the GFCI will be provided by the Embassy).
- Install new fans and light fixtures. (The light fixtures shall be provided by the Embassy)

- **Plastering**

- The plaster will be in two layers. The first layer will be the main plaster layer which shall be approximately 15mm thick and the second layer shall be the polished plaster which shall be approximately 5mm thick. All surfaces shall be rightly spirit leveled.

- **Painting**

- Walls and ceiling that is not supposed to have tiles shall be coated and smoothed (spatoularista) with acrylic stucco.
- One layer of primer.
- Three coats of finish paint.
- All paints shall be according to the materials section as described above.

All tiles will be installed according to the design plans provided with 2mm spacing.

All other materials will be of high quality and specifications and will be used after the Embassy Facilities Supervisor's approval.

5.5 GROUND INSTALLATION

Check all receptacles and all equipment for grounding in the house. Install grounding wire where there isn't any after coordination with the COR.

Check main grounding of the house. If the resistance value is above 10 Ohm install a new grounding system on the location identified by the COR.

New grounding system to be installed will be Type E by Elemko, E shaped plate with addition of the required Γ plates in order to achieve the 10 Ohm requirement.

Grounding encashment product Terrafill by Elemko should be applied to the all grounding plates.

All installations should be according to manufacturer's instructions.

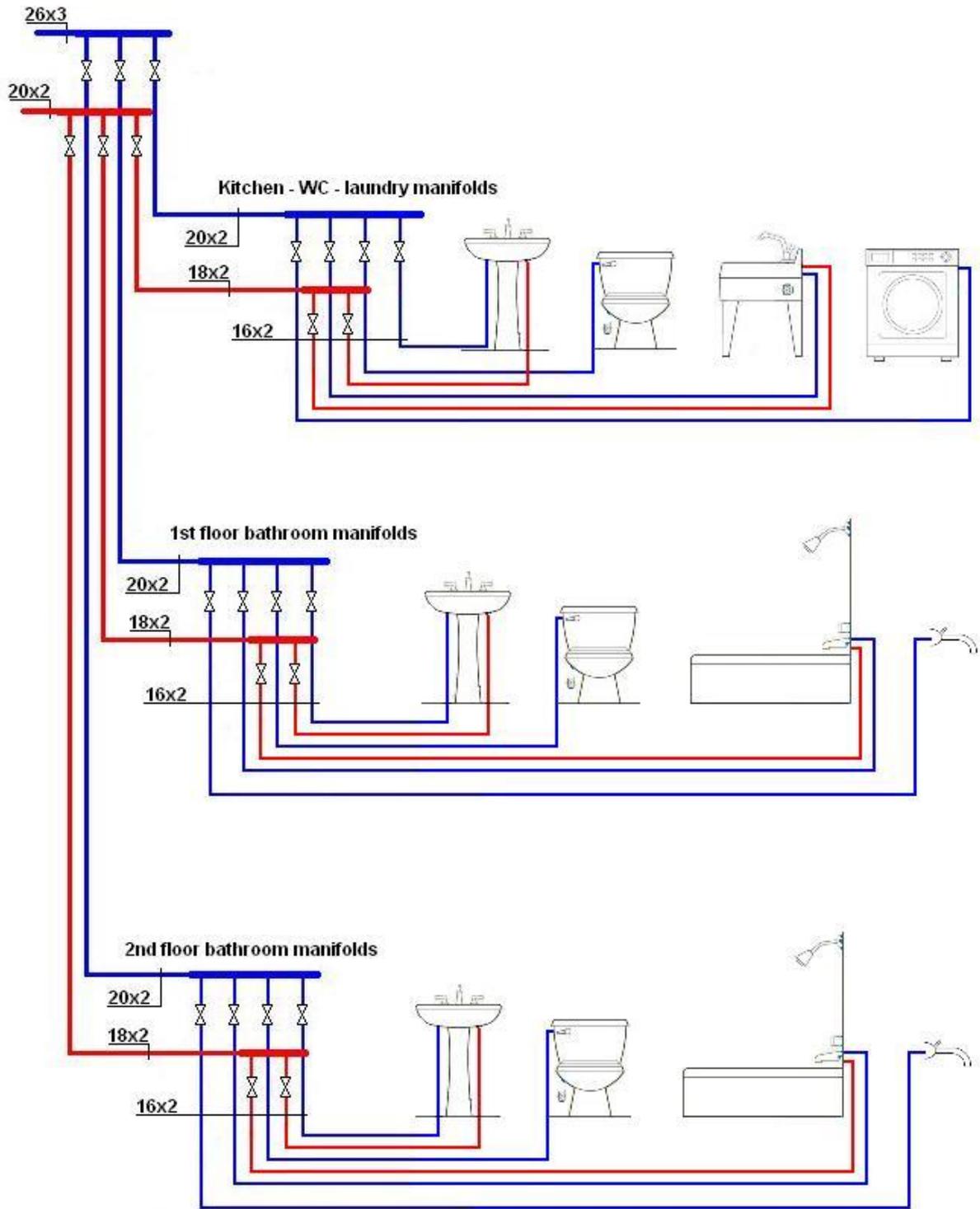
Also a PVC pit should be installed next to the location of the grounding system for an electrician to be able to measure the grounding in the future. A grounding sign should be installed close to the pit at the location for identifying purposes.

5.6 PAINTING

All internal walls and ceilings shall be scrubbed, filled, smoothed (spatoularista) and painted with three coats of paint as specified at the materials section. Treat the same way the external walls besides the smoothing. All cracks are to be filled with appropriate filler.

5.7 WATER SUPPLY PIPES

All water supply pipes and hot water pipes shall be flexible and at the floor and shall be installed with one main manifold as indicated at the plan that will mainly feed three locations: 1) the ground floor master bathroom, 2) the 2nd floor bathroom with an additional spigot for the balcony and 3) the laundry room, kitchen and the small bathroom next to main entrance. Each location shall have another manifold that will feed all fixtures as described below:



5.8 HEATING PIPES AND RADIATORS

All heating pipes shall be replaced with new ones. The new pipes shall be flexible and insulated. There shall be two manifold panels; one at each floor as shown at the floor plans. All pipe dimensions are also shown on the floor plans. All radiators shall be panel type as listed at the materials section and the sizes will be:

Ground floor	
Entrance hallway	33/900/600
WC	804/450
Living room	2 x 33/900/700
Dining room	22/900/900
Kitchen	22/900/700
Storage room	33/900/600
TV room	33/900/600
Small hallway	22/500/400
Bathroom	1448/500
Bedroom	33/900/700

1st floor	
Hallway near staircase	33/900/600
Hallway near bedrooms	11/900/600
Master bedroom	33/900/800
Bedroom	33/900/600
Bathroom	1448/600

5.9 ROOF TILES

All roof tiles shall be replaced with new roman type ones. Old tiles and materials including woodwork shall be removed until the inclined concrete slab is completely empty. The new roof shall be constructed in five steps:

- 1) Installation of wooden trusses (5x5cm) towards the same direction with the inclination and every 61cm which will be the base of the structure.
- 2) Placing of 5cm thermal insulation between the wooden trusses.
- 3) Installation of special roofing asphalt membrane over the trusses and the thermal insulation so that the waterproofing of the base is successfully achieved.

- 4) Installation of wooden trusses vertical to the direction of the inclination so that the roof tiles can be placed on.
- 5) Placing of the new roman type roof tiles.

5.10 WOODEN FLOOR REPAIR

The wooden floor shall be redone by using the same type of wood that the previous one was made. After the proper installation of all wooden parts, there should be adequate runs of scrubbing so that a fine surface is archived. The wooden sand from the last layers of scrubbing should be used along with polishing material for filling any gaps between the wooden parts. After all gaps are filled there should be three (3) layers of glossy polishing material.

5.11 RECEPTION OF WORKS AND CLEANING REQUIREMENTS

The contractor shall take all necessary precautions throughout the duration of the project to thoroughly protect all cabinets and materials that is inside and outside the house.

It is also the contractor's responsibility to minimize spills, drips and miss-application of paint to areas and surfaces not scheduled to receive a painted finish.

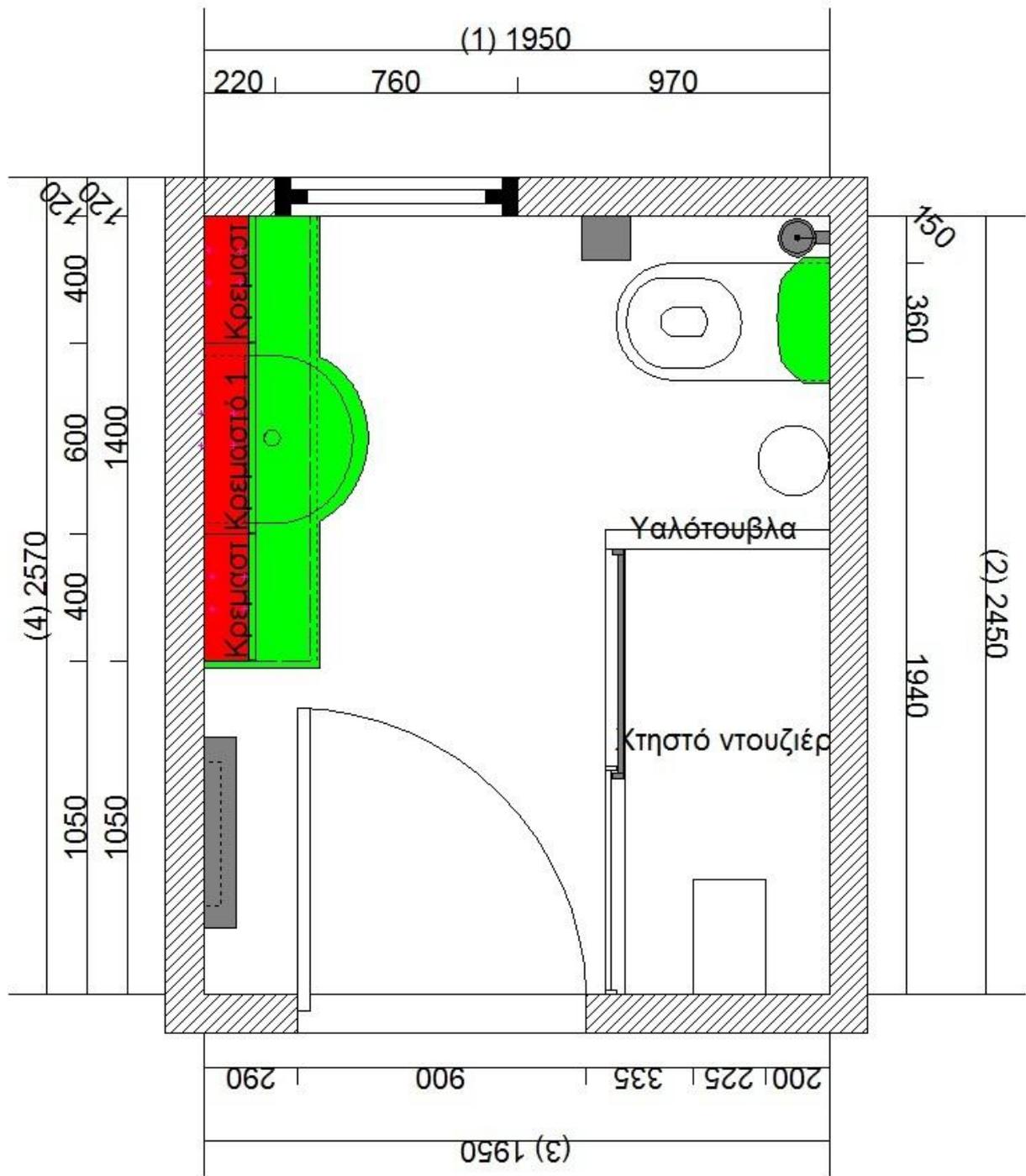
If applicable the contractor shall clean-up and remove such spills and drips, etc. before permanent damage is caused to these surfaces. The contractor shall also clean off previous miss-applications of paint by others to the metal door and other high visibility areas.

The contractor shall clear away all plant material and waste including, but not limited to, soil, builder's materials, paint tins and rubbish upon completion. Failure to comply will delay payment and the Embassy reserves the right on default, after final notification, to remove the contractor's effects and deduct the charge from his invoice.

PLANS

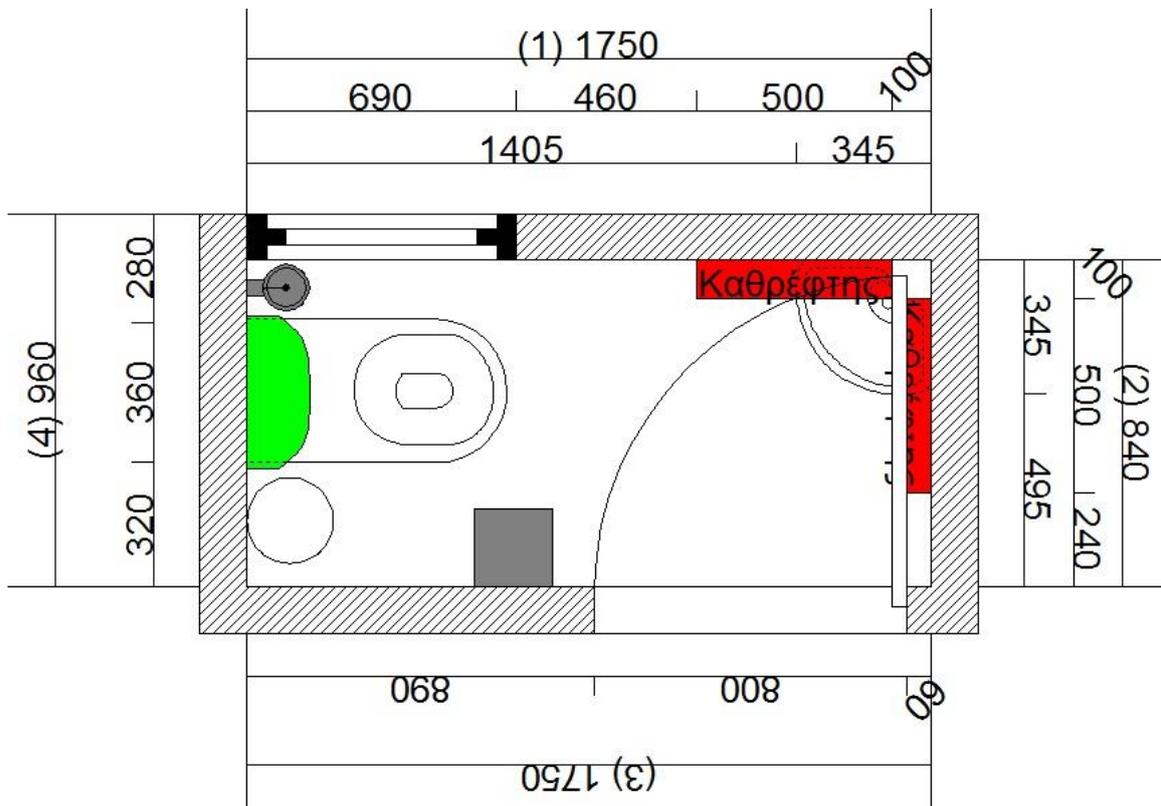
Ground floor main bathroom:







Ground floor WC:





First floor bathroom:



