

STATEMENT OF WORK

**MAINTENANCE AND REPAIR
GO RESIDENCE X-151
PUERTO AZUL, MZ. B9 VILLA 4**

EXISTING CONDITIONS ON SITE

House located in Mz. B9 villa 4, Puerto Azul, via a la Costa, Guayaquil belongs to Housing Pool as Government Owned residence.

The house needs several repairs, including:

1	Wooden doors are scratched or peeled. Hinges are loose.
2	Porosen columns in front facade have mold.
3	Garage and entrance floor are opaque.
4	Cistern has rusted lid.
5	Humidity in garage and main entrance ceiling and roof.
6	Patio back wall with humidity.
7	Pebble flooring in patio and around pool is coming off.
8	Shared bathroom tiles are cracked.
9	Pool bathroom ceiling with humidity.
10	Patio awning is faded and ripped.
11	Humidity coming in living room through TV room window.
12	Walls, grills, metallic doors, gate are dirty and/or with rust spots.
13	Mesh in porch and sliding windows present holes or stretch marks.
14	Plexiglas in stairs is wavy and broken.
15	AC units are old.
16	Paint house inside, outside, perimeter walls are faded, dirty, with humidity.
17	Doors in linen and storage closets need to be fixed.
18	Electrical repairs and updates.
19	Plumbing in kitchen needs to be fixed, leaks found.
20	Garage door does not function properly.
21	Dip in front of garage is too steep.
22	Bad odors in master bathroom.

SUBMITTALS

1	Wooden doors are scratched or peeled. Hinges are loose.	Replace with new hinges. General maintenance of wooden doors to cover scratches with paint and wood finish similar of door.
2	Porosen columns in front facade have mold.	Wash five porosen columns with high pressure hose.
3	Garage and entrance floor are opaque.	Clean, treat with acid, seal with Ecoseal-Protex in matte or similar.
4	Cistern has rusted lid.	Clean and paint cistern with anti-rust paint.

5	Humidity in garage and main entrance ceiling and roof.	Remove tiles in affected area, detect and correct humidity source, seal, and paint.
6	Patio back wall with humidity.	Remove all decaying paint and treat fungus and humidity, seal, paint.
7	Pebble flooring in patio and around pool is coming off.	Remove current flooring, level ground. Install new anti-slip tiles, gray or earth tones. Samples of tiles must be provided to Consulate for color and format decision.
8	Shared bathroom between two bedrooms upstairs; tiles are cracked.	Remove current tiles in shared bathroom walls, install new tiles. White or off-white. Samples of tiles must be provided to Consulate for color and format decision.
9	Pool bathroom ceiling with humidity.	Remove all decaying paint, detect and correct humidity source. Treat fungus and humidity, seal, paint.
10	Patio awning is faded and ripped.	Replace awning in similar color (red, same shape as original).
11	Humidity coming in living room through TV room window.	Remove glass from window, clean; solve humidity source, seal, and install glass again.
12	Grills, metallic doors, gate	Clean, correct rust spots, apply anti rust white paint in all grills, metallic doors, gates.
13	Mesh in porch and sliding windows	Replace current mesh with fiber mesh.
14	Plexiglas in stairs.	Install new Polycarbonate sheets, 6mm., transparent. Transparent frame.
15	AC units.	Central air conditioning must be completely replaced. Replace all split units with new split units. Equipment, materials and labor work provided by contractor.
16	Paint house inside, outside, perimeter walls.	Facade, perimeter walls, and garage: paste cracks, seal, treat humidity, paint with elastomeric beige paint, no grain. Pump room, garage storage room, garage ceiling, paint with white Latex Supremo, white or off-white. Inside walls and ceilings with Latex Supremo white or off-white.
17	Doors in linen and storage closets	Give general maintenance to doors of linen and storage closets. Shelves in linen closet in upstairs landing need to be replaced in solid wood.
18	Electrical repairs and updates	Panels need to be grounded, rewire electric panel, update light bulbs, cables.
19	Plumbing in kitchen	Find leak problem in pipes, fix and repair.
20	Garage door does not function properly.	Fix garage door. Check garage motor, repair if needed.
21	Dip in front of garage is too steep.	Install steel ramp over dip. Consider number of cars in garage.
22	Bad odors in master bathroom.	Dismount bathroom fixtures (sink/toilet) and find the source of bad smell. Unclog drains, deep clean and mount fixtures again.

DESIGN REQUIREMENTS

None

DELIVERY SCHEDULE

This job will be awarded after competition between interested vendors, and the lowest priced, technically acceptable offer will be selected.

A site visit will be scheduled with interested vendors, and quotes must be received five working days after the site visit.

The chosen vendor, once given notice to proceed, will need to complete the entire SOW within 30 calendar days.

OTHER SPECIAL SERVICES REQUIRED PERFORMING THE WORK

None