

## Scope of Work to Repair 3 CGR Guest Bathrooms

**Description:** The Consulate General in Jerusalem seeks to renovate the interior of 3 guest bathrooms in the CGR (Consul General Residence) on 18 Agron Road, Jerusalem.

**Details:** The Contractor will perform the following work to renovate the bathrooms.

### Demo

- Fully demo all doors, toilets, sinks, tubs, ceiling assembly, lights, electrical wires, floor tiles, wall tiles, exhaust fans, windows, etc...
- Wall studs that will be reused for the new installation may remain in place.

### New Installation

Actual and final measurements will be discussed at the site visit, to be measured by the contractor and shall be sent with the shop drawings' package 10 days after contract award for COR approval. .

### Sewer Lines

- Each toilet, sink, and tub drain must have a p-trap. PVC p-traps for sinks must have a clean out with necessary clearance to service the trap.
- If the existing vent stack is at least 4" and in good condition, it may be reused as long as it is sealed, patched, not-cracked, not leaking, etc... If a new vent stack must be installed, the contractor is responsible for all wall, floor, or roof cutting and patching required.

### Floor

- The new floor tiles shall be anti-slip ceramic tile color coordinated with the wall tiles. The contractor should provide at least 3 floor/wall options to the Consulate.
- Finished floor assembly shall be set on a conventional cement mortar installation with a waterproof membrane over the floor substrate. The waterproof membrane (Sika or Mastigum or equivalent) shall extend up the wall structure to the ceiling.
- Grout joints shall be less than 2-3mm and sealed with an approved 100% solid epoxy grout product (Mapei kind or equivalent). The Contractor should provide at least 3 grout colors to select from.

### Walls

- The waterproof membrane (Sika or Mastigum or equivalent) shall extend up the wall structure to the ceiling.
- Wall finish assembly shall be ceramic tile no less than 6" x 6" and included in the floor/wall sample.
- Wall finish joints shall be no larger than 1/8". Only 100% solid epoxy shall be used to seal joints.
- Wall base shall be one-piece cove tile to avoid water or small debris trapped at wall-floor joint.

- Replace the existing wall mounted light with a new LED vanity light 4000K maximum color temperature. The Contractor is responsible for all electrical wiring.

#### Windows

- The contractor will furnish and install a double pane, insulated aluminum sliding window. The window frame should be insulated. All cutting, patching, sealing, etc... is the responsibility of this Contractor. The window should be locking from the inside.
- The Contractor must turn over 3 sets of window keys at the completion of the project.
- The windows must include full size removable screens.

#### Ceiling

- The existing ceiling should be patched and painted with two coats of Tambor Supercryl Matte White paint.
- Replace the existing ceiling lights with a new LED light 4000K maximum color temperature. The Contractor is responsible for all electrical wiring.
- Install a ceiling mounted exhaust fan in each bathroom that vents to the outside. Exhaust fans should be interlocked with the lights. The Contractor is responsible for all electrical work, wall, ceiling, roof cutting and patching associated with the fans. Refer to the electrical specs for more information.

#### Doors

- Furnish and install new stained wood doors with the material and color to complement the tile selection. Along with the tile samples, Contractor should provide color choices for the wood doors.
- The doors should have a stainless steel handle assembly similar with an internal thumb turn lock. Do not use key locks. The Contractor must provide a sample before ordering.
- New doors should have a stainless steel "double" coat hanger on the inside-center of the door similar to shown below. The Contractor must provide a sample prior to ordering.

#### Countertop, vanity, and sink

- Countertops should be Granite or stone (3-5cm thickness), but not plastic and the color should complement the tile selection. Fixtures should be stainless steel Hans Grohe kind or equivalent. The Contractor must provide a sample prior to ordering. See photo below of what we would like to see, but note the colors and final design will be selected by the Consulate prior to ordering.
- Countertops must be self-draining to a countersunk sink and have a 4-inch high back splash made from the same material as the countertop. All edges and corners shall be rounded for safety. Self-draining component shall be ¼" per foot.
- The height of counters must be mounted at 34-inches above finished floor. Counters and sinks are to sit on a wood vanity with both pull drawers and doors. Hardware is to be stainless steel. The Contractor should provide wood color samples prior to ordering.

- Water connections from the wall to the faucet should be stainless steel braided pipe with a wall mounted, stainless-steel shut-off valve and escutcheon plate. All other in-wall water pipes shall be cross-linked polyethylene 'PEX' pipes (16mm diameter X 2.2mm thickness with 25mm sleeves)
- Sink overflow drain holes shall be at the front of the bowl, out of view and must be integral to the bowl.
- Each sink should have a PVC p-trap with cleanout as noted in the sewer piping specs.
- A mirror should be mounted above the countertop and cover the entire width of the countertop up with 1 meter height. The edge of the mirror should be framed with a tile border so there are not exposed sharp edges.



#### Toilets

- Toilet should be floor mounted, white vitreous china with stainless steel piping and hardware.
- Toilet should be manual flush valve with a tank with 2 top-mounted buttons (1 button to flush urine and 1 button to flush waste).
- Water connections from the wall to the toilet should be stainless steel braided pipe with a wall mounted, stainless-steel shut-off valve and escutcheon plate.
- The Contractor must provide a product submittal prior to ordering.

#### Tub/Shower

- New tubs should be white acrylic to fit into the same location as the existing tubs.
- All hardware should be stainless steel.
- Soap holder next to the tub should be stainless steel and drainable (see below).
- Shower assembly should be stainless steel, wall mounted, with a hand-sprayer hose. Water flow and pattern should be adjustable.
- Shower assembly to include stainless steel shampoo and soap holders.

- Tub should have a stainless steel shower curtain bar and a shower curtain. The inside curtain should be plastic and the outside curtain should be fabric with a color that coordinates with the bathroom tiles.



#### Other accessories

- On one side of the sink countertop, the Contractor will furnish and install a stainless steel hand towel holder. The Contractor must provide a product submittal prior to ordering.
- Toilet paper holders should be surface, mounted, stainless steel, and commercial quality. The holder must not interfere or hit the legs of the person using the toilet. The Contractor must provide a product submittal prior to ordering.
- The Contractor should install a small, wall-recessed electric heater with a twist timer in each toilet. The electrical heater should be on its own electrical circuit. All electrical work by this Contractor.
- The entire lighting system for each restroom should be controlled by 1 light switch in the common area near the door.
- Install one electrical outlet adjacent to the mirror with circuit breaker-switch (GFCI) with a waterproof cover. The Contractor is responsible for all electrical work.
- The Contractor should install at least 2 stainless steel towel bars in each bathroom.

#### Notes

- Work may take place 5 days per week from 8am – 4pm.
- The Contractor must wear protective equipment including hard hats, safety glasses, gloves, and protective shoes.
- Demo materials must be placed in a dumpster and not set out for people to see. It's the contractor's responsibility to remove all debris out of site.

- At the completion of the project, the Contractor must fully dust, sweep, and clean the new restroom and the hallway leading outside.
- The project must be 100% complete within 8 weeks of receipt of the purchase order.
- There are no Government Furnished Items for this project.

Submittals

- Along with their bid, the Contractor should provide a bar chart schedule of the work including lead times to received ordered materials.
- Within 10 days of award of the project, the Contractor should provide the following product submittals along with 3 options for each item:
  - Wood samples for the new door
  - Wood samples for new sink cabinets
  - All door handles and locks
  - Double coat hanger
  - Towel holders
  - Tub & hardware
  - All ceiling and wall lights
  - 3 sample floor/wall tiles (brown/tan preferred)
  - Countertop, sink, & fixtures
  - Toilet paper holder
  - Toilet
  - Shower curtain
  - Proof of insurance covering employees and property damage.
  - Safety plan
- Within 15 days of award of the project, the Contractor should provide a shop drawing showing a plan view of the entire restroom and a section view of each room and wall. The shop drawing should be fully dimensioned and include a schedule page showing all accessories with proposed model numbers. A separate drawing should show the proposed route and size of all sewer pipe.

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