

Scope of Work to Repair CGR Public Restrooms

Description: The Consulate General in Jerusalem seeks to renovate the interior and sewage piping for the CGR (Consul General Residence) Public Restroom.

Details: The Contractor will perform the following work to renovate the restrooms and associated piping.

Demo

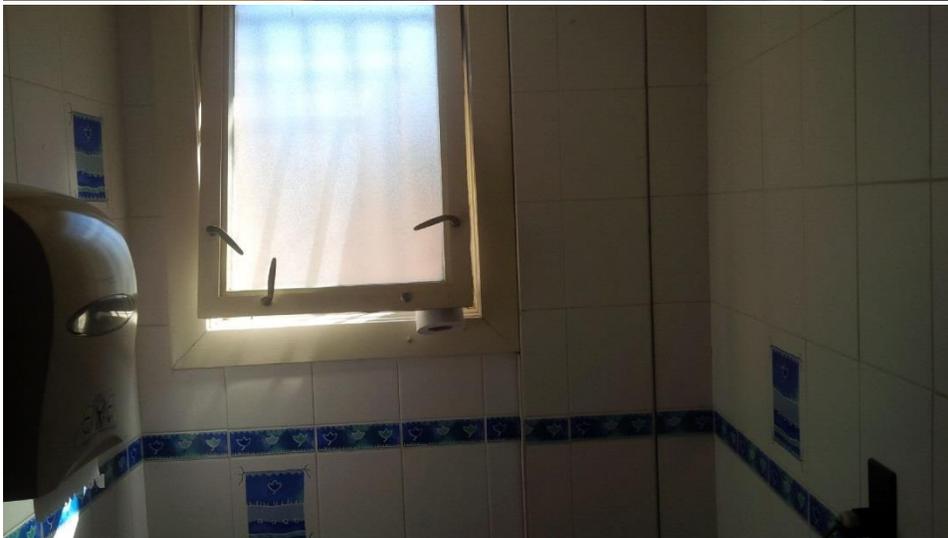
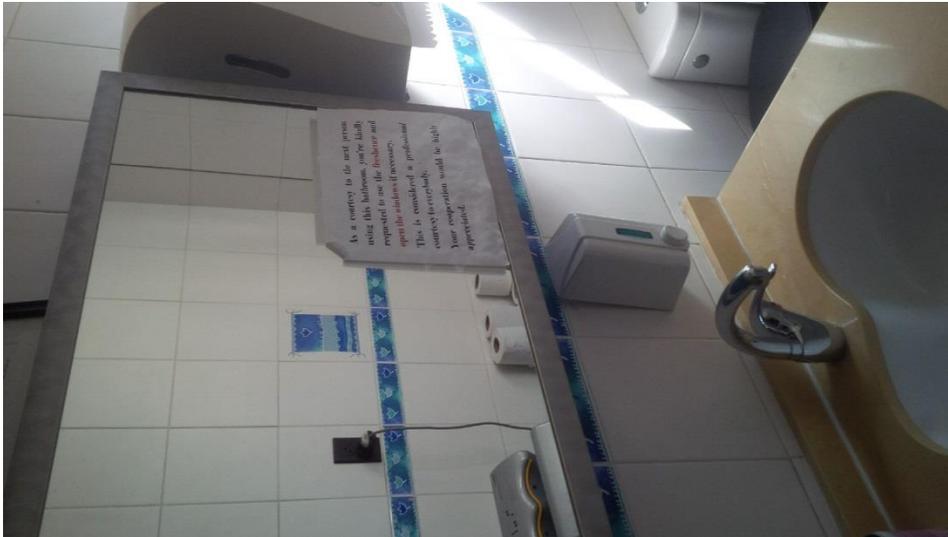
- Fully demo all doors, toilets, sinks, urinals, ceiling assembly, lights, electrical wires, floor tiles, wall tiles, exhaust fans, windows, etc...
- Wall studs that will be reused for the new installation may remain in place.
- Remove all sewer and drain pipes inside the restroom area. This will require digging up the restroom floor.

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 new restroom will have 1 toilet, 1 **single** sink, and 1 floor drain.
- Sewer piping specs:

Material

- Concealed or buried High Density Polyethylene with welded fittings
- Exposed or under cabinets Schedule 40 PVC or equivalent

Size

- Toilets Minimum 4"
- Sink Minimum 2"
- Floor Drain Minimum 2"
- Vent stack Minimum 4"
- Main Waste Line Minimum 4"

- Each toilet, sink, and floor drain must have a p-trap. The p-trap material is the same for the piping listed above. PVC p-traps for sinks must have a cleanout with necessary clearance to service the trap. The floor drain will be connected to the sink drain so as to keep the floor drain trap wet.
- 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.
- Finish 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.
- The floor in the should slope towards the floor drain.

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.

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 sheetrock ceiling will be constructed of one layer of 12.7mm thick moisture resistant (greenboard) sheetrock equal to M2Tech® Moisture & Mold Resistant Gypsum Board.
- The ceiling should be installed as high as possible throughout.
- Seams between the sheetrock should be taped, mudded, and sanded so that there is no discernable difference between the sheetrock seam, screw holes, and the finished sheetrock board.
- After the sheetrock mud is dry, the Contractor should paint all walls with two coats of Tambor Supercryl Matte White paint.
- One access doors per restroom shall be installed in the ceiling for access to valves, electrical, etc..
- Install 4 (2 per bathroom) round LED light fixtures with a frame-in kit. Each LED fixture should be 18W with a color temperature of 5,000K. One of each light should be an emergency light. The Contractor is responsible for all electrical wiring.
- Install 2 ceiling mounted exhaust fans (1 above each toilet) and connect the fans to the existing ductwork. If there is extra ductwork or the existing ductwork is damaged, the Contractor should replace this ductwork as part of their work. Exhaust fans should be interlocked with the lights. The Contractor is responsible for all electrical work 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 to what is shown below with a thumb turn and push plate inside and a pull handle and occupied indicator outside. The Contractor must provide a sample before ordering.
- All doors should include a full-width stainless steel kick plate on both sides of the door.
- New should have a stainless steel "double" coat hanger on the inside-center of the door similar to shown below. Because the urinal room does not have a door, a "double" coat hanger should be mounted to the right or the left of the urinal in the middle of the wall. The Contractor must provide a sample prior to ordering.



Countertop 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 that the photo does not show a self-draining sink.
- Countertops must be self-draining to a countersunk sink, monolithic, retain water, and have a 4-inch high approved solid surfacing material back splash against adjacent walls, and a 4-inch skirt at the front. All edges and corners shall be rounded for safety. Self-draining component shall be $\frac{1}{4}$ " per foot.
- The height of counters must be mounted at 34-inches above finished floor. Counters are to be supported by a tiled fin wall at each end or provided with other structurally engineered solution to support the weight of the counter.
- The sink is to be integral and placed no more than four inches from the back splash so that soap discharge will fall into the lavatory rather than onto the counter.
- Manual stainless steel soap dispenser shall be mounted at 45-degrees to the right of the bowl center line on self-draining counter tops, allowing soap drips to fall into the bowls.
- On self-draining countertops, faucet shall be mounted at 45-degrees from the centerlines on the left of the soap dispenser.
- Faucet must have automatic sensor and will be connected to cold water only.
- 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. The countertop and mirror must be sized and positioned to allow room for the recessed paper towel holder and trash can to the right or left of the countertop.
- Flush-mounted hose bibb, with stainless steel cover, should be located under sink for custodial use 18" above the finish floor.



Toilets

- Toilet should be wall hung, white vitreous china with stainless steel piping.
- Toilet should be manual flush valve with no tank at 6 lpf.
- 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.

Other accessories

- On one side of the sink countertop, the Contractor will furnish and install a stainless steel, recessed paper towel and trashcan assembly. 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.
- Entrance ways leading to women's sanitary facilities shall be identified by a ¼-inch thick plastic sign and approximately 30 cm in diameter to blend in with the decor of the hallway. The Contractor must provide a product submittal prior to ordering.
- Provide a small, stainless steel trashcan with a lid in the women's restroom for sanitary napkins. 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.

- The entire lighting system for each restroom should be controlled by 1 light switch in the common area near the sink. The light switch should have an occupancy sensor and be set to turn off after 30 minutes of inactivity.
- Install one electrical outlet adjacent to the mirror with circuit breaker-switch (GFCI) with a waterproof cover.

Notes

- Work may take place seven days per week from 7am – 10pm.
- 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 sample for the new doors
 - Signage
 - All door handles and locks
 - Double coat hanger
 - 3 sample floor/wall tiles (brown/tan preferred)
 - Countertop, sink, & fixtures
 - Toilet paper holder
 - Recessed paper towel/trash can holder
 - Sanitary napkin holder
 - Toilet
 - 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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