



STATEMENT OF WORK
FOR
Construction/Renovation Services

Guests Bathrooms
CGR

*U.S. CONSULATE GENERAL, JERUSALEM
GENERAL SERVICES OFFICE
18 AGRON RD.
JERUSALEM*

February 24, 2014

→ PROJECT DESCRIPTION: The work affects the interior of the building. The contractor shall complete all work, including furnishing all labor, materials, equipment and professional construction services required under this contract, and with the time specified, to renovate two “2” bathrooms at the Consulate’s building located on 18 Agron Road – Jerusalem as per the attached drawing and the following specifications:

1. GENERAL DESCRIPTIONS

This job is inclusive but not limited, in addition to what is noted in the other contract documents, to the works involving the renovation.

This bid includes all the works detailed in this specification document, in the drawings and in the oral explanation given by the Government representatives during the contractor’s site visits.

1.1. Site Location Conditions

- The contractor declares that the offer takes into consideration that some of the works on site will be executed in a populated area; and that he must receive the appropriate permits and coordinate the execution with the COR.
- The contractor shall be responsible to review existing conditions, coordinate all dimensions, research and investigate the local materials required to execute the work. All works shall be coordinated in advance with the Contracting Officer Representative (COR).

1.2. The Offer – The Requested Price Asked by the Contractor

The contractor will make a price offer including all components and expenses, without detailing the quantities and without prices per unit; an inclusive fixed price (lump sum) according to the solicitation offer will only be considered. It is hereby emphasized, that no additions, under any circumstances, beyond the agreed sum will be paid.

2. SCOPE OF WORKS

- 2.1. **Demolishing work:** the contractor is responsible to uninstall all tiles, toilet fittings, accessories, electrical/plumbing infrastructure and remove all debris properly out of site.
- 2.2. **Tiling Work:** the contractor shall be responsible to install floor and wall tiles (including decorative ones) per the following specifications:

- Prior to start with the tiling work; apply two coats of Sika or Mastigum product waterproofing material or equivalent, to insulate all floor infrastructure. The application should be done in accordance to the manufacturer's instructions and as per the instructions given by the COR on site.
 - Place sand fill with a thickness of 8cm – 10cm on the floor;
 - Supply and install anti-slip porcelain floor tiles using 3cm thickness of mortar to hold tiles;
 - Supply and install wall porcelain tiles using ready-mix adhesive substance that is better than or equivalent to Mr. Fix 109 or 114 kind after forming a proper surface;
 - Professional fillet must be applied on all tiles' angles;
 - Apply water resistant grout equivalent to MAPEI kind using 2mm (or 3mm if needed) spacers on all tiles edges.
 - Apply professional polish and thorough clean-up.
- 2.3. Supply and install two plywood cupboards (2-swings doors and two drawers each), 18mm thickness covered with Formica, Type "Pelleg Wooden Doors" or equivalent with all required fittings. Hinges must be Blum kind or equivalent. All doors' edges shall have factory made aluminum trims.
- 2.4. Supply and install "Caesar" Granite for sink counter tops, 3cm thickness and 60cm width, to include opening in the counters for the sinks as per drawings and the instructions of the COR.
- 2.5. Shower Door: Supply and install one "1" tinted thermal toughened safety glass shower doors as per the COR instructions.
- 2.6. Mirrors: supply and install two "2" mirrors (with trimmed edges); 80cm X 80cm each.
- 2.7. **Electrical Work:** the contractor shall be responsible to change all electrical infrastructures required for this project. The work shall include, but not limited to the following:
- Circuit breakers.
 - Waterproof electrical outlets.
 - 2 ceiling light fixtures (double EL light bulbs).
 - 2 waterproof wall light fixtures (single EL light bulb.) above each mirror.
 - Electrical switches
 - Single light switch.
- 2.8. **Plumbing Works:**
- The contractor is responsible to install a new appropriate cold and hot water infrastructure; pipes and GAVARIT kind drainage infrastructure (including all required fittings and distributors) to accommodate all the installed items and as per the COR instructions.
 - Water pipes (cold and hot) must be cross-linked polyethylene (PEX) pipes (16mm X 2.2mm thickness with 25mm sleeves). Water supply connections for the

showers, boiler and sinks/tubs shall be connected from the potable supply while the water closet supply shall be connected from the domestic supply piping.

- Floor drains and FT must include stainless steel covers.
- Supply and install 2 wall mounted type water closets with hydraulic seat covers and all its fittings (type Villeroy & Boch or equivalent)
- Shower faucet (1 each) shall be 4-ways tabs (Hans Grohe or equivalent)
- Sink faucets (2 each) shall be Hans Grohe or equivalent)

2.9. **Painting Works:**

The contractor shall apply paint on all walls as per the following specs:

(1) Clean and prepare surfaces to be painted following manufacturer's instructions before applying paint or surface treatments. Remove oil, dust, dirt, loose rust, mildew, peeling paint or other contamination to ensure good adhesion. In some cases, the contractor may be requested to remove all existing coats of paint and sealers if prior paint application is showing signs of improper adhesion, such as peeling, or chipping. All surfaces must be clean and dry. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.

(2) **Materials Preparation:** Mix and prepare paint following manufacturer's directions.

(3) **Application:** Apply "Supercryll 2000 kind" or equivalent walls' paint following manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.

(4) **Scheduling Painting:** Apply first coat to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable, and before subsequent surface deterioration. Allow sufficient time between successive coats to permit proper drying. Do not re-coat until paint has dried.

(5) **Minimum Coating Thickness:** Apply materials at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer.

(6) **Prime Coats:** Before application of finish coats, apply a prime coat as recommended by the manufacturer to material required to be painted or finished, and has not been prime coated.

(7) **Brush Application:** Brush out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, laps, brush marks, runs, sags, or other surface imperfections. Draw neat glass lines and color breaks.

(8) Apply primers and first coats by brush unless manufacturer's instructions permit use of mechanical applicators.

(9) Upon completion of painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing, scraping or other methods, using care not to scratch or damage adjacent finished surfaces.

(10) Remove temporary protective wrappings after completion of painting operations.

PLASTER: Repair any damaged interior plaster as directed by the COR. The plaster material shall be of a similar material that matches as closely as possible the existing plaster in texture and color.

Decorative paint: the contractor shall apply decorative paints as per the COR instructions.

3. SUBMITTALS: after award, the contractor will be responsible to submit the following deliverables to the COR:

- 3.1. The contractor is responsible to submit a detailed construction schedule that illustrates all portions and sequence of works in each area/portion; a floor plan will be given to the successful bidder so as to facilitate in the requested construction schedule.
- 3.2. The contractor shall be responsible for taking final measurements, prepare shop drawings and submit them to the COR for approval.
- 3.3. Samples: Submit samples of all items furnished by the contractor.
- 3.4. Safety plan
- 3.5. Quality Assurance (QA) plan
- 3.6. Approvals: All samples must be approved in writing by the Government Contracting Officer Representative (COR) prior to ordering any item for the project or proceeding with the mock-up(s).
- 3.7. All samples should be kept on site for review and comparison with materials shipments to the site.

4. FINISHING:

- 4.1. Remove all debris out of site, repair any damage affected by the work and apply deep cleanup and finishing.

END.