



U.S. Embassy, The Hague  
Office of Facility Management  
Statement of Work

Consulate Museumplein 19 | Amsterdam  
Boiler Relocation Project  
August 19, 2015

# Statement of Work

## Scope/objective

This Statement of Work (SOW) addresses the relocation of existing gas-fired heaters from the basement to the attic of the U.S. Consulate General in Amsterdam. The current location does not meet the building code for gas fired heaters with a capacity above 160 kW. Moving the heaters involves relocation of the gas line, water supply and return lines for the heating, and all other work necessary to relocate the heaters and create a fully functional system that meets all applicable local building codes (Bouwbesluit 2012).

While the system is drained, all shut-off valves in the basement must be checked for normal operation. Faulty valves must be replaced. In addition to this all radiators in the building need to be fitted with thermostatic valves, if not already present.

To support this project, access to the attic and the roof must be improved. The new location of the heaters will enable the installation of a new combustion air intake and exhaust directly above the heaters. The current masonry chimneys (now unused) will be repaired and made weather-tight. The Contractor shall be responsible for verifying all measurements in the field prior to submitting their proposal.

## Historic Structure

This project will not significantly alter or impact any of the historic features or elements of the building.

## Description of work | Site Preparation

Attic access: The building attic is currently accessed via a small aluminum ladder located within a storage room on the top floor of the Consulate. The Contractor shall:

1. Remove current aluminum stairs and rail system
2. Re-route existing electrical and fire-alarm wiring to facilitate the new work.
3. Selectively demolish the built-in closet to create sufficient area for the new work.
4. Selectively demolish the door and frame accessing the attic to facilitate new work.
5. Furnish and install a new, fixed steel stair to the attic. Stair shall include all necessary hand and guardrails and be equipped with anti-slip steps. The new stairs must not obstruct the doorway leading to the stairs more than it currently does. The Contractor shall submit a design proposal for review and approval by the Owner.

6. Enlarge the existing stair opening, enlarge the existing door opening, and furnish and install a new fire-rated door and frame (height approximately 200 cm). Door shall be complete with all necessary hardware and fittings.
7. Install mechanical hatch opening system enabling easy and safe opening of hatch



Image 1: access hatch to the attic    Image 2: access door to attic

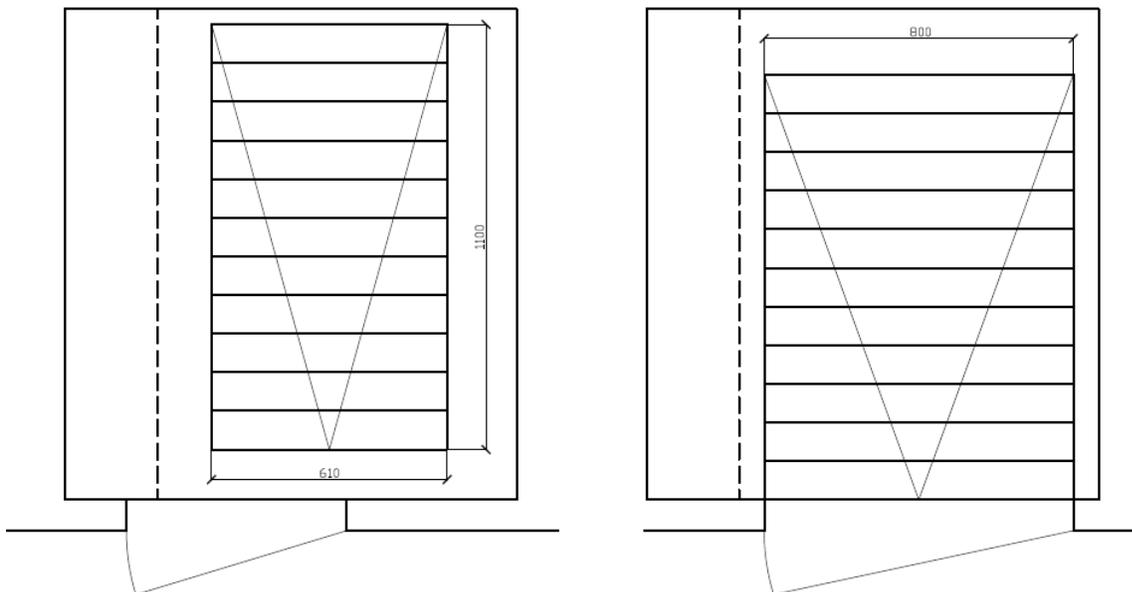


Image 3: Plan view of current situation (left) and proposed situation (right)

Roof access: The building roof is currently accessed rolling wood ladder located within the attic of the Consulate. The Contractor shall furnish and



install a permanent hand rail or grab bar extending a minimum of least 106 cm above the roof. Construction may be of simple materials such as standard scaffolding materials (zinc plated steel (1 ¼ ") and aluminum couplings). The hand rail or grab bar must be secured but in such a way that the roofing materials are not compromised.

## Description of work | Heater relocation

Two Remeha Quinta 115 heaters currently provide heating for the Consulate (not hot water). Contractor shall relocate both heaters and all related devices to the attic. The Contractor's work will include the following:

1. Furnish and install new hot water supply and return lines from the basement to the attic. Lines may be installed in the chimney from the basement to the attic.
2. Furnish and install new drainage lines necessary to support the heaters within the attic. A sewage line is available in the attic.
3. Furnish and install a continuous metal drain pan for placement beneath the heaters. Pan shall provide protection against accidental / unintentional loss of water into the building below.



Image 4: current location of the heaters

4. Furnish and install new combustion air and exhaust piping. Piping shall be routed through the existing roof. All penetrations must be made water tight.
5. Relocate all existing heater controls and safety equipment.
6. Following heater relocation Contractor shall remove all abandoned materials.
7. Contractor shall remove remaining concrete plinth from area previously occupied by the heaters. Floor shall be selectively demolished and patched to receive new ceramic tiling to match adjacent tile. Finished area should be neat, clean, and suitable for re-use as a technical support space.
8. All materials and work must comply with the local building law (NEN, NPR)

## Description of work | Roofing materials

### Consulate roof

The new air intake and exhaust unit to the heaters will be installed through the flat roof. The new intake and exhaust must be installed in accordance to local building code. Contractor must guarantee a 10 year waterproof installation.

## Description of work | Chimneys

Following the relocation of the heaters and the installation of new exhaust piping, the (3) existing chimneys on the building will no longer have a functional use. The Owner wishes to retain the chimneys in place to maintain the historic integrity of the building. Each of the chimneys should be assessed, repaired, and made weather tight. The work will include renewing the pointing and assessing brickwork and concrete slabs for damage and completing the necessary repairs. After completing the repairs the brickwork, pointing and slabs must be impregnated to make the assemblies water-tight.

## Description of work | Water damage repairs

The current heater flue has leaked moisture into the brickwork of the chimney resulting in caused damage to the plaster on first and second floors. The Contractor shall remove damaged plaster and re-plastering the damaged areas and paintwork. Paintwork may be restricted to the walls or ceilings that are damaged as long the color are matching.

## Requirements:

1. **MANDATORY SITE VISIT:** The Contracting Officer shall schedule a site visit for all Contractors. This visit will be mandatory. The Contractor shall be responsible to complete a thorough site investigation to become familiar with existing conditions and establish quantities of materials required for each project.
2. **Technical Qualifications:** The Contractor shall have exterior paintwork as its core business and experience on working within Rijksmonument properties. The Contractor shall provide a minimum of three references for projects of similar scale and complexity.
3. **Site Access:** The Consulate will remain in operation throughout the duration of construction. Contractor shall be responsible for coordination of all work activities with the Owner. Working hours are Monday through Friday 08:00 - 17:00. Work will be allowed during non-working hours only with the express agreement of the Owner.
4. **Site Safety:** The Contractor shall be responsible for establishing and maintaining safe working conditions for both their staff and Consular staff. All work shall be completed

in conformance with applicable local safety laws and regulations. The Contractor shall furnish a written work plan for the Owner's review outlining planned work, identifying known safety risks, and methods to eliminate or mitigate safety risk.

5. **Material Delivery:** Contractor shall provide all equipment and manpower required for complete delivery and installation of all items necessary for this installation. Contractor shall meet the shipment, unload, uncrate, and deliver the product(s) to the installation area. Delivery schedule shall allow for all materials to properly acclimate prior to commencing installation.
6. **Temporary Protection:** Contractor shall furnish and install temporary protection within all working areas and along the path servicing these work areas. This protection is intended to limit the passage of dust, dirt, and debris between working and non-working areas of the Consulate.
7. **Installation and finishing:** Contractor shall furnish all labor, materials and equipment necessary to complete the tasks specified in this scope of work. Permits for all equipment and operations shall be the responsibility of the Contractor.
8. **ALL DAMAGE** during any part of the process before final inspection, shall be the responsibility of the Contractor and any damages shall be replaced by the Contractor at no additional cost to the U.S. Embassy
9. **Waste Disposal:** THE CONTRACTOR SHALL HAUL away from the project and legally dispose of all debris to an offsite location.
10. **SITE CLEAN-UP** shall be performed daily.
11. **FINAL CLEAN-UP:** The Contractor shall be responsible for the full and thorough cleaning of the work areas following project completion. Work areas shall be free of dust, dirt, and debris and suitable for immediate use by the Owner when complete.
12. The Contracting Officer Representative will verify, contract and scope compliance.