

**STATEMENT OF WORK
FOR
PAINT INTERIOR WALLS AT COMPOUND**

1.0 INTRODUCTION

- 1.1 The U.S. American Embassy is looking for an experienced company to perform wall surface treatment and painting for the interior walls, inside the US Chancery Compound.
- 1.1.1 All walls surfaces must be cleaned and should be free of dust, grease or other contaminant before painting. Peeled paint should be removed with sandpaper and leave free of dust.
- 1.1.2 Contractor must pre-wash all wall with a high pressure water gun machine before painting the surfaces. The same applies to the "pastelero" bricks. These should only be washed, not painted.
- 1.1.3 Inspect and clean all walls to be painted. Where necessary wash walls with trisodium and phosphate or suitable cleaning detergent and rinse to remove all residue
- 1.1.4 All cracks and holes shall be filled in with appropriate wall filler or speckle (Pasta Mural a base de latex) and finished to match existing surface.
- 1.1.5 If there are deep fissures or cracks that affect the impermeability of the work in the area to be treated, sealants should be applied before the polyurethane elastic or pressure washer (if any) and any liquid applied on it. Or speckle (pasta mural base de latex) and finished surfaces area smooth eve color. Contractor should be generally to apply the sealant cracks and fissures that provide the same paint manufacturer to be used.
- 1.1.6 All areas shall require two coats of paint. Where is required or when existing coats of paint are removed, it shall be painted with appropriate sealer or primer (Sellador de Pared a base de latex) or other material so that finished surfaces are a smooth, even color.
- 1.1.7 Where necessary the Contractor must apply a coat of humidity barrier paint. We suggest applying the following products: Sikatop 107 Seal Gris; Igol Denso and Igol primer to have the properly treatment on the walls. For this item will consider as treatment work.
- 1.1.8 Paint to be applied shall be, oil base paint OLEOMATE CPP. Colors shall match the existing and samples of materials should be previously approved by the Embassy. Paint shall be applied according to manufacturer's instructions and shall cover painted surface completely with no underlying colors coming through.
- 1.1.9 All wall joints should be painted in black color
- 1.1.10 Contractor must replace all broken "pastelero" bricks in order to prevent rain dripping
- 1.1.11 Paint should be done with fine brushes or rollers. Avoid air compressed painting to eliminate contaminations on adjacent surfaces
- 1.1.12 Embassy only provides water and electrical power for this work. Embassy can provide power on: 115 Volts/1 phase/60 Hz, 208 Volts/3 phase/60 Hz, 480 Volts/3 phase/60 Hz. in one single point where the Contractor will perform its work. Contractor must connect to this electrical point according to his requirements with electrical extension cords, reliable, good quality and in good conditions. The use of extensions in bad conditions or improper connections will not be allowed. Contractor must provide all equipment and materials.
- 1.1.13 Contractors must provide their own equipment and scaffolds

1.1.14 Contractor must follow all working safety regulations and provide their personnel with appropriate safety equipment like gloves, security shoes, ocular protection, earring protection, falling protection etc... A site meeting will be held to discuss safety issues prior to work commencing

1.1.15 Painting areas are indicated on submitted CAD drawing, Paint interior Walls, and are as follows:

8 West interior wall – Parking Lot A1	0145 M2
9 South-West interior wall	0415 M2
10 South interior walls – Parking Lot A1	0462 M2
11 East interior walls – Parking Lot A2	0355 M2
12 South interior walls – Parking Lot A2	0463 M2
14 Interior knee walls south side	0455 M2
15 Walls at vehicular ramp (cafeteria)	0075 M2
16 Vehicular ramp 01	0084 M2
17 Pedestrian walk 01 & 02	0544 M2
18 Walls at plaza Annex	0066 M2
19 Shops	0432 M2
20 Motor pool and Power Plant	0985 M2
21 Warehouse and Inspection & Loading	1083 M2
22 Treatment work (approximately)	0200 M2

1.1.16 All given measurements shall be confirmed by the Contractor, since this is a fixed sum lump Contract. No amendments in the Contract shall be accepted due to discrepancy with the measurements

1.1.17 The Embassy is providing in **Attachment A** the Contractor Safety Policy

1.1.18 Working days: Monday thru Saturday 8 AM to 5 PM

1.1.19 Upon completion of work area is to be returned to clean condition with no dust or paint stains in evidence and no excess paint dropping on floors, outlets or fixtures.

1.1.20 All retouching works should be included and the area should be kept clean during and at the end of each working days.

1.1.21 All damaged areas during the working process should be restored to its original conditions.

1.1.22 Contractor must remove and dispose all exceeding material.

1.2	The facility, US Chancery Building is located in Encalada Ave. Block 17 s/n. All inspections shall be requested through the Embassy's Facility Manager [FM] or Contracting Officer Representative [COR].
1.3	Work shall be completed as expeditiously as possible. The structure shall be occupied during the execution of this contract. Contractor shall coordinate with Contracting Officer for work phasing and job sequencing with work commencing and completing in each apartment unit in a sequential manner. Contractor to submit a phasing plan with construction schedule for review and approval prior to commencement of work at the site.

Contractor may be allowed to overlap phases upon exhibition of sufficient capability to execute the project simultaneously at multiple apartment units with the approval of the Contracting Officer [CO].

2.0 GENERAL REQUIREMENTS

- 2.1 The Contractor shall provide quantity surveyors, construction personnel, equipment, materials, tools and supervision as needed to complete the services that meet the technical requirements in this Statement of Work [SOW]. It is expected that the Contractor shall partner closely with Embassy personnel.
- 2.2 The work shall be executed in a diligent manner in accordance with a negotiated firm fixed price and performance period. The period of performance for all Phases of the project shall be completed in **45 working days from the Construction begins**, as defined on paragraph 9.2.

2.3 The Contractor shall have limited access to or be admitted into any structure outside the areas designated for the project except with permission by the Embassy. The Contractor shall address the impact of the consequent disruption and provide for a continuing level of operation for continuous occupation of the residence during construction.

- 2.4 The Contractor shall be required to prepare and submit reports, bill of materials, product literature, drawings, specifications, quality control schedules, safety plan and construction costs. These documents shall provide the necessary interfaces, coordination, and communication between the Embassy and Contractor for the delivery of a completed project.

3.0 GOVERNMENT MATERIAL (GM) [Not applicable]

4.0 CONTRACT ADMINISTRATION

4.1 The Contractor shall not conduct any work that is beyond this Statement of Work and accompanying specifications unless directed in writing by the Contracting Officer [CO]. Any work done by the Contractor beyond this SOW and accompanying specifications without direction from the CO will be at the Contractor's own risk and at no cost to the Embassy.

4.2 The Contracting Officer shall provide a Notice to Proceed [NTP] to the Contractor. No work shall be initiated until the NTP is issued by the CO.

4.3 The Contracting Officer may designate more than one individual to serve as the Contracting Officer's Representative [COR]. The Contractor will be furnished evidence of COR appointments, including explicit authority delegated to each COR and their responsibilities.

4.4 The Embassy does not make representations or warranties of whatsoever kind or nature, either expressed or implied, as to the quality, level of completion, accuracy, extent of compliance with the standards, codes and requirements described or referred to in this SOW, or the extent of coordination between or among the documents provided to the Contractor.

4.5 The Embassy's review, approval, or acceptance of, nor payment for the services required under this contract shall be construed to operate as a waiver of any rights under this contract or any cause of action against the Contractor arising out of the performance of this contract.

4.6 The Embassy has the right to inspect and test all services called for by the contract, to the extent practicable at all times and places during the term of the contract. The Office of Overseas Buildings may perform quality assurance inspections [QAI] and tests during construction to confirm the work is installed according to the SOW.

4.7 The Contracting Officer has the authority to issue a temporary stop order during the execution of any particular phase of this SOW. This authority may be executed when the Embassy requires time for official functions, or is in possession of specific credible information indicating that the lives of Embassy personnel are immediately threatened and that the execution of the project will increase the Embassy's vulnerability. The Contractor shall promptly notify the CO that work has been stopped.

4.8 If any of the Contractor's services do not conform to the contract requirements, the COR may require the Contractor to perform the services again in conformity with the contract requirements. The Embassy may by contract or otherwise, perform the services and charge the Contractor any cost incurred by the Embassy that is directly related to the performance of such service or terminate the contract for default.

4.9 The Embassy has the right to terminate this contract of convenience at any time in whole, or from time to time, if the Contracting Officer determines it is in the interest of the Embassy.

5.0 RESPONSIBILITY OF THE CONTRACTOR

5.1 The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all construction and other services furnished under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its construction and other services.

5.2 The Contractor shall identify a Project Site Manager who shall be responsible for the overall management of the project and shall represent the Contractor on the site during construction. The Project Site Manager shall be approved by the COR.

5.3 The Project Site Manager shall attend all project meetings, prepare Status Reports on the project and submit them to the COR. Status Reports shall contain meeting minutes, accomplishments, arising concerns and proposed solutions, any proposed changed orders, and any other pertinent information required to report the progress of performance.

5.4 The Contractor shall provide and submit to the COR Daily Construction Reports as indicated on **Attachment B**, indicating events, work accomplished, materials delivered etc.

5.5 All documentation produced for this project will become the ownership of the Embassy at the completion of this project.

5.6 The Contractor shall verify that all materials, equipment, and systems provide operational dependability. The Contractor assures the completed construction shall be easily maintained or replaced with readily available materials and services.

5.7 Any cost associated with services subcontracted by the Contractor shall be borne by and be the complete responsibility of the Contractor under the fixed price of this contract.

5.8 The Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs and practices pertaining to labor, safety and similar matters. The Contractor shall promptly report all accidents resulting in lost time, disabling, or fatal injuries to the COR.

5.9 The Contractor shall be and remain liable to the Embassy in accordance with applicable law for all damages to the Embassy caused by the Contractor's negligent performance of any of the services furnished under this contract. The rights and remedies for the Embassy provided for under this contract are in addition to any other rights and remedies provided by law.

6.0 PRE-CONSTRUCTION REQUIREMENTS

- 6.1 The Contractor shall examine all the documents and visit the site to fully inform themselves of all the conditions and limitations applied to the work and submit a firm fixed price cost proposal for all the work. No subsequent cost allowance will be made to the Contractor for neglect of the existing conditions.
- 6.2 Provide a statement that the Contractor's company and all personnel are experienced **in painting works similar to type and scope required for the work.**
- 6.3 The Contractor shall prepare and submit a Quality Control Schedule [QCS] and Project Safety Plan [PSP] to address the project. The QCS and PSP are intended to document the entire project from beginning to end.
- 6.4 Submit a copy of a Contractor's Installation Guarantee covering the work, labor and equipment for a period of ONE [1] year at no cost to the Embassy signed by the Contractor.
- 6.5 Submit a Bill of Materials [BOM], product literature, samples and standard specification submittals of all materials to be used in the project provided by the contractor. The BOM's shall list the equipment and materials in sufficient detail that a purchase order for the materials and equipment can be executed without further elaboration or specifications. These documents will be used by the Embassy to approve all equipment and materials.

7.0 CONSTRUCTION REQUIREMENTS

- 7.1 No construction shall begin until approvals of the Pre-Construction Submittals are accepted by the COR. Requests for approvals should be sent to the COR in the appropriate form as indicated on **Attachment F** Shop Drawing/Material Approval Request
- 7.2 The approval of the drawings and/or materials by the Contracting Officer shall not be construed as a complete check, but will indicate only that the general method of construction and detailing is satisfactory. Approval of such drawings and/or materials will not relieve the Contractor of the responsibility for any error which may exist as the Contractor shall be the responsible for the dimensions, design, quality, adequate connections, details and satisfactory construction of all work.
- 7.2 The Contractor shall be responsible for all required materials not provided by the Embassy, equipment and personnel to manage, administer, and supervise the project. All workmanship shall be of good quality and performed in a skillful manner as determined by the COR.
- 7.3 All materials and equipment incorporated into the project shall be new unless noted otherwise. The Contractor shall transport and safeguard all materials and equipment required for construction.
- 7.4 Equipment and materials shall be carefully handled, properly stored, and adequately protected to prevent damage before and during installation, in accordance with the manufacturer's recommendations. Damaged or defective items shall be replaced. The contractor will be responsible for security of all materials and equipment.
- 7.5 Receipt Of Materials - Shipment of equipment, materials, and supplies shall be addressed to the Contractor - not the Embassy. The Contractor must be on hand to accept shipments; the Embassy will not accept shipments.
- 7.6 The Contractor will be provided with a storage and staging area as determined by the COR. The Contractor shall be responsible for restoring the area to its original condition at the completion of the work. The Contractor shall be responsible for repair of any damage incurred to buildings or

pavement as a result of storage activities. The Contractor is responsible for obtaining any additional off compound storage areas as required.

- 7.7 The Contractor shall at all times keep the work area free from accumulation of waste materials. Upon completing construction, the Contractor shall remove all temporary facilities and leave the project site in a clean and orderly condition acceptable to the COR.
- 7.8 The Contractor shall perform the work at the site during the Embassy's normal workday hours, unless agreed upon with the COR.
- 7.9 The Contractor shall be responsible for connection of temporary utilities to existing utilities including water and power lines. All temporary connections to local water and power lines shall be coordinated with the COR. The Contractor shall pay all costs incurred in connecting, converting, and transferring the utilities to the work. The Contractor shall be responsible for making connections including providing back flow preventer devices on connections to domestic water lines, providing transformers, and for disconnections.
- 7.10 At the end of each work day, or notification of a temporary stop order, the Contractor shall lower and fixed all temporary work platforms and/or harnesses. Contractor shall notify the COR of the temporary barricade locations. Beginning the next workday, the contractor shall remove the temporary barricades before continuing the project.
- 7.11 Storm Protection - Should warnings of wind of gale force or stronger be issued, the Contractor shall take every practicable precaution to minimize danger to person, the work and adjacent property. Precautions shall include, but not be limited to, closing all openings, removing all loose materials, tools and equipment from exposed locations, and other temporary work.
- 7.12 Cleanup - The Contractor shall keep the work area, including storage areas, free from accumulations of waste materials on a daily basis and comply with all federal, state and local regulations pertaining to the storage, transport and disposal of wastes. The Contractor shall not use Embassy waste disposal facilities including garbage cans, trash piles or dumpsters.
- 7.13 Landscape Restoration - The surfaces of all unpaved areas disturbed by construction activities shall be sodded with an approved grass native to the sodded area as approved by the COR. These shall include areas which existing pavement is removed, areas where excavation takes place, and areas where existing sod is killed or compacted by construction activities. Landscape shrubs killed or damaged by construction activities shall be replaced with same species and size.

8.0 CRITERIA

- 8.1 The Contractor work shall in accordance with U.S. codes and standards. The COR will review and comment on the Contractor's submissions using the following codes and standards:
 American Society for Testing & Materials,
 2003 International Building Code
 2003 International Mechanical Code
 2003 International Plumbing Code
 2002 National Electrical Code (NFPA)

Contractor shall provide specifications, samples and manufacturer's data sheets

9.0 DELIVERABLE SCHEDULE

- 9.1 The Contractor shall commence work under this contract promptly, execute the work diligently, and achieve final completion and acceptance including final cleanup of the premises within the period specified.

- 9.2 Milestones:
- | | |
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| Contractor Pre-Proposal Site Visit | September 11, 2012 |
| Proposals Submittance | September 17, 2012 |
| Pre-Construction Submittals | Within 10 days of NTP |
| Embassy Submittal Review | 10 days |
| | Construction Begins |
| | Within 30 days of NTP and/or when |
| | personnel is cleared by Embassy Security |
| Construction | 45 working days |
- 9.3 Project Completion: Furnish one copy of maintenance and operating information, Contractor's one year workmanship guarantee and product literature of all items installed.

10.0 PROJECT SECURITY

- 10.1 The work to be performed under this contract requires that the Contractor, its employees and sub-contractors shall be cleared by Embassy Security and submit corporate, financial and personnel information for review by the Embassy. Information submitted by the Contractor will not be disclosed beyond the Embassy.
- 10.2 The Contractor shall submit this information including construction vehicle requirements within 10 days of the Notice to Proceed.

11.0 PAYMENTS

11.1 The Contractor shall provide a fixed priced lump sum proposal to the Contracting Officer, as indicated on **Attachment C (not provided)** Price Schedule Breakdown as well as schedule of the works as indicated on **Attachment D** Proposed Performance Chart The Contractor may submit requests for progress payments at monthly intervals to cover the value of labor and materials completed to date, as indicated on **Attachment E**. In making progress payments, there shall be retained 10% of the amount due until final completion.

11.2 The Contractor shall submit one copy of all payment invoices, with the appropriate backup documents to the COR. The COR will determine if the invoice is complete and proper as submitted. The COR also will determine if billed services have been satisfactorily performed and if expenses billed are correct. If it is determined that the amount billed is incorrect, the COR will within seven days, request the Contractor to submit a revised invoice.

11.3 The Contractor shall specifically identify his last invoice "Final Invoice." The Final invoice shall include the remaining payment claimed to be due under the basic contract and all modifications issued, if any. The final invoice shall also have the Contractor's Release of Claims Certificate attached.

END OF STATEMENT OF WORK