

**STATEMENT OF WORK**  
**Maintain waterproof Roof Paint**  
**PROPERTY OBO-136**  
**TH Residential compound**  
**USA EMBASSY KHARTOUM, SUDAN**

## 1. Description of Services:

The US Embassy, Khartoum has a requirement to maintain the waterproof membrane on the roofs of the townhouses complex units, known as OBO # 136 in Garden City, Khartoum. The works shall be done as per drawings, scope of work, specifications and General contract conditions. This project requires an experienced contractor to design and execute the job. The Contractor shall provide all labor, material tools, equipment, supervision and other related items required to complete the project as per scope of work, specifications and attached drawings.

Contractors are advised to visit the site, verify the existing site conditions to develop their proposal.

## 2. Statement of work

1- The contractor shall apply two new coats of SYNROOF- build, High performance acrylic waterproofing coating to the existing roof painted membrane on the roof of the townhouses. The work shall cover all of the eight townhouses units

- All the roof painted previously with synroof- build paint on the parapet walls
- The entire painted areas with synroof- build paint on the stairwell.
- All adjacent emulsion painted parts on the roof with similar paint texture, color, finish and material
- The total area for the project for the eight units is around **500 sq. meters**

2- The contractor shall make sure the roof working area and other surfaces must be thoroughly clean, dry, and free from moss, dirt, oil, grease and loosely adhering materials.

### 3- Preparation

a- General Procedures: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, for complete painting of the items and adjacent surfaces. Cover all the wood works, aluminum work, and built in work to protect them during the painting operation.

b- Following completion of painting operations in each space or area, have items reinstalled by workers skilled in the trades involved. Prepare the surfaces to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening as required to receive paint primers. For previously painted walls, remove the deteriorated and damaged paint layers as required. For the corner beads, sand previous paint layers, prepare to reach aligned and true vertical corners.

c- Schedule cleaning and painting so that dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

d- Stir material before application to produce a mixture of uniform density; stir as required during application.

e- Use only thinners approved by the paint manufacturer, and only within recommended limits.

#### 4- Application

- a- Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied and to ensure full and adequate coverage.
- b- Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
- c- Provide finish coats that are compatible with primers used.
- d- Apply a minimum of two coats; do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer.
- e- Apply additional coats when undercoats, stains, or other conditions show through final coat of paint until paint film is of uniform finish, color, and appearance.
- f- Texture of Finish: Roll and redistribute paint to an even and fine texture. Leave no evidence of rolling such as laps, irregularity in texture, or other surface imperfections.

#### 6- Cleaning

- a- Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
- b- Upon completion of painting, clean glass and paint- spattered surfaces. Remove spattered paint by washing and scraping using care not to scratch or damage adjacent finished surfaces.

7- The contractor shall maintain existing utilities indicated to remain and protect them against damage during the works. Damages caused by demolition and renovation operations, shall be repaired by the contractor at no additional cost to the Government.

8- The contractor shall transport from site all debris, rubbish, and materials resulting from demolition operations and dispose off site on a daily basis in accordance with local regulations.

### **Conditions of Contract**

#### **1. General**

This is a firm fixed price turnkey job for the entire work and amount quoted shall include all work described in attached drawing, scope of work and general condition of contract. The lump sum price quoted shall be fixed and nothing extra will be entertained on any account.

Contractor's staff is subject to such restriction for entry and exit as are required by the Embassy's security requirement. Contractor's staff will be subject to security cleared as required by the Embassy.

Contractor shall restore all surfaces disturbed by construction to match with existing finish.

Any deviation from the original contract/scope of work shall be informed to COR before work begins. No additional work or changes will be carried out without a contract modification.

## **2. Responsibilities of Contractor**

Contractor shall be responsible for procuring, supplying, transporting, and providing all labor, materials, tools and plant and equipment etc., required for completion of the work in all respects and as per the scope of the work.

All expenses towards mobilization at site and demobilization including bringing in equipment, workforce and materials, dismantling the equipment, clearing the site etc. shall be deemed to be included in the rates quoted by the contractor against various items of schedule of rates and no separate payment on such expenses shall be entertained.

Contractor shall employ and provide one full time engineer to supervise the project and has experienced of carrying out such type of work.

Contractor shall not proceed with next activity until previous activity will be checked and approved by COR. Contractor shall mentioned all inspection dates in the schedule chart

Contractor should keep the site clean and accessible to Embassy employee all time.  
The duration of the project shall not exceed **25 (Twenty five)** working days

## **3. Specifications**

Work under this contract shall be carried out strictly in accordance with specifications attached and will meet US and Local codes.

## **4. Execution of Work**

The Contractors are advised to review the material specifications and scope of work. The Contractor should visit and walk through the site to familiarize themselves with the site conditions to understand the exact quantum of work.

On award of the work, Contractor shall submit all items below via email:

- a. Bar chart within 3 days for approval by the Contracting Officer Representative (COR). All dates and time schedule agreed upon should be strictly adhered to. Contractor shall notify the COR in advance regarding anticipated problems through the project.
- b. Proposed start date
- c. Weekly schedule/activity plan for the duration of the project *prior to the start date*.

For dismantling/blocking or making connection to any existing services or any shut-down, contractor shall inform the COR at least three working days in advance and proceed with the work only after the permission from the COR.

## **5. Materials**

All materials used on this work shall be new and conforming to the contract specifications as per US and local codes.

Materials shall conform to the latest US Standards specifications as amended to date and carry certification mark. Contractor shall submit material samples and catalog for pre-approval.

All materials used on the project shall be approved by the Contracting Officer Representative (COR) before use. Any changes/substitutes on material shall be approved by COR before proceeding.

## **6. Storage of Materials**

All materials shall be stored in a proper manner protected from natural elements so as to avoid contamination and deterioration.

## **7. Site Clearance and Cleanup**

The Contractor shall clear away all debris and excess materials accumulated at the site and dispose of it away from Embassy premises, maintaining a neat site condition.

On completion of project, Contractor shall remove all surplus materials and leave the site in a broom clean condition.

## **8. Workmanship**

Workers working on the site shall be skilled in their job and have related job experience.

## **9. Working Hours**

Working hours shall be 8:30 A.M. to 4:30P.M Sunday to Thursday. No work shall be done on Fridays, Saturdays and holidays without the prior approval of the Contracting Officer.

## **10. Security Clearance**

The Contractor shall inform and provide in writing transportation details (vehicle registration number, drivers name, and date of delivery) to the COR at least 24 hours in advance for material deliveries.

Contractor shall give workers names at least 3 days in advance to get the security clearance. All the workers shall have an official photo ID or photo ID with the company name on it.

## **11. Safety**

Contractor is responsible and shall continue management and implementation of a safety and health program throughout construction.

The Contracting Officer and the Post Occupational Safety and Health Officer [OSHA] reserve the right to suspend work when and where Contractor's safety and health program is considered to be operating in an inadequate or non-complying manner.

Contractor shall provide all Personal Protective Equipment for the workers as per the requirement of the site. Work will be stopped in case the proper protection equipment is not found with the workers and the lapse of time shall be at the Contractor's expense.

Contractor will not leave the work site in an unsafe condition or any other condition that might cause injury to personnel, damage to existing work, plants or equipment.

Contractor will use all safety gadgets e.g. hard hats, cotton gloves and goggles as required on site to avoid the accident.

Any equipment or work considered dangerous shall be immediately discontinued.

#### **11. Warranty**

The contractor shall guarantee that all work performed will be free from all defects in workmanship and materials and that all installation will provide the capacities and characteristics specified. The contract further guarantees that if, during a period of three years from the date of the certificate of completion and acceptance of the work, any such defects will be repaired by the contractor at his expenses.

## TH- Roof Painting BOQ

	Item	count	unit	unit cost	Total Cost
1	Mobilization	1	job		
2	Painting as specified in the SOW	500	M2		
3	Miscellaneous works	1	job		
	<b>Total</b>				