

## HOUSE 441 MAHANDO STREET REFURBISHMENT.

### DESCRIPTION/SPECIFICATIONS STATEMENT OF WORK

#### 1 CHARACTER AND SCOPE OF WORK

The Contractor shall furnish and apply all materials required by this contract, subject to exceptions stated in the Specifications/Statement of Work for materials and equipment to be provided by or work to be performed by the owner or by others under separate contracts, or otherwise specifically indicated in the contract drawings or Specifications/Statement of Work as not included in the contract.

#### 2 SURVEY

The contractor should survey the property and verify the work required against the task order before beginning work, to determine if any discrepancies exist. The contractor shall be responsible for any errors, which might have been avoided by such a survey/review. The contractor shall immediately report any discrepancies and shall not begin work until such matters are resolved.

#### A. PAINTING WORK

#### 3. Applicable painting standards/paint specifications.

(a) Provide an individual cost/time estimate for repainting all exterior surface areas and interior of the following the structures at **441 Mahando Street**

- Paint both sides of the perimeter wall
- Paint the exterior of the main building.
- Paint all interior decorative walls
- Paint all exterior and interior surfaces of the guard house, gardening shed, generator house.

This includes all fascia boards, soffits, as well as the exterior surface areas of all walls and building sheds, etc. **Clearly indicate the number of coats of paint you intend to apply to the various surfaces:** i.e. masonry walls face broads, soffits, etc. In your Proforma clearly indicate the brand; type and quality of the various paints you intend to use if award this project. Contractors must select a Grade A anti-fungal paint or better.

(b) Painting and preparatory work shall be in accordance with local standards and as outlined in this scope of work.

1. **All external surfaces to be painted shall be cleaned with a high-pressure spray wash prior to painting, and internal surfaces cleaned as appropriate. Any loose or peeling paint shall be scraped and sanded as needed prior to painting.**
2. Wash all surfaces to be painted with an anti-fungal wash applied per manufacturer instructions.
3. Any cracks and/or holes in plaster or concrete walls shall be cleaned and filled with appropriate sand - cement mixture prior to painting. Any exposed metal reinforcing bars shall be cleaned with a wire brush and primed with a zinc-based primer. Area repaired shall be spot primed.
4. Any metal work shall be sanded/metal brushed prior to painting. Where there is rust evident or the surface has peeled or blistered, the area shall be cleaned to bare metal and a coat of zinc based primer applied to the area prior to painting.
5. Any woodwork that shows signs of peeling or blistering after the initial power wash will be sanded down to bare wood and spot primed prior to painting.
6. Apply all weather varnish to exterior window and doorframes as existing and other areas as required. Lightly sand these surfaces prior to applying varnish.
7. Apply all weather varnish to interior window and doorframes, doors, shelves, trim, cabinets as existing and other areas as required. Lightly sand these surfaces prior to applying varnish.

(c) The contractor shall be responsible for repairing any damage to the embassy's property such as but not limited to broken roof tiles, broken windows, paint spills, etc. The contractor shall also be responsible for any damage to personal property such as but not limited to personal owned vehicles, paint on clothing, etc. as a result of poorly marked and/or barricaded work areas, etc.

### 3.1 PREPARATION/PROTECTION OF WORK AREA

Painting shall not disturb or damage any fixed property (including light fixtures, floors, carpets, or windows). Such property shall be moved, protected, and returned to its original position.

After completion of the painting work, the contractor shall return all furnishings to their original position, and the work area shall be cleaned free of litter and debris.

### 3.2 EQUIPMENT

The contractor shall provide all necessary painting supplies and equipment, including ladders, brushes, rollers, buckets, mixers, space heaters, drop cloths, scrapers, sanding gear, electric sprayers, and texture sprayers if necessary to perform the work. No materials will be furnished by the Government.

### 3.3 TECHNICAL SPECIFICATIONS FOR PAINTING WORK

#### a. Exterior/Interior Painting

Paint surfaces as directed by the task order. Match paint to similar adjacent materials or surfaces.

- (1) "Paint" includes coating systems materials, primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- (2) **Product Data:** Contractor shall submit manufacturer's technical information, label analysis, and application instructions for each paint material proposed for use to the owner and US Embassy GSO Housing, prior to starting work. As an attachment, list each material and cross-reference specific coating and finish system and application. Identify each material by the manufacturer's catalog number and general classification.
- (3) **Single Source Responsibility:** Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
- (4) **Material Quality:** Provide the manufacturer's best quality trade sale type paint material. Paint material containers not displaying manufacturer's product identification will not be acceptable.
- (5) Deliver materials to the job site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label with trade name and manufacturer's instructions.
- (6) Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 degrees F (7 degrees C). Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.
- (7) **Project Conditions:** Do not apply paint when the relative humidity exceeds 85 percent, at temperatures less than 5 degrees F (3 degrees C) above the dew point, or to damp or wet surfaces. Apply paint only in temperatures in accordance with manufacturer's specifications.
- (8) Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
- (9) **Preparation:** Remove hardware and hardware accessories, plates, light fixtures, and items in place that are not to be painted, or provide protection such as taping prior to surface preparation and painting. (Taping includes windows, door jams, etc.)

(a) Clean and prepare surfaces to be painted in accordance with 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, Contractor may be required to remove all existing coats of paint and sealers if prior paint application is showing signs of improper adhesion, i.e. such as peeling, 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.

(b) Notify the owner in writing of problems anticipated for any minor preparatory work required, such as but not limited to, filling nail holes, cleaning surfaces to be painted, and priming any requisite areas. Plan preparatory work as some areas will have nail holes or areas that will need to be primed or sealed. Replace all covers and equipment after painting.

(10) Materials Preparation: Mix and prepare paint in accordance with manufacturer's directions. Do not water down or thin paint.

(11) Application: Apply paint in accordance with 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.

(a) Contractor shall paint color samples of the color to be used on a section of the intended area to be painted before the actual paint date is scheduled to ensure that the color selected is the most appropriate color available.

(b) On exterior masonry surfaces and soffits, apply a high quality exterior grade latex base paint that matches as closely as possible the existing color on the exterior of the property, or a color as otherwise specified by the owner. Prior to painting, the surface is to be scraped, sanded, filled, and primed with a latex base primer. The contractor should plan on extensive preparatory work prior to painting. Do not apply exterior paint in rain, fog or mist; or when the relative humidity exceeds 85 percent; or to damp or wet surfaces. **Apply a 30-inch high from ground level a black oil based paint "skirting" around the perimeter of all building and/or wall surfaces which are to be painted.** In exterior staircases the skirting shall be reduced to a height of 6 inches from the top edge of each step. **Paint all fascia board with oil based paint.**

(c) Provide finish coats that are compatible with primers used.

(d) The number of coats and film thickness required is the same regardless of application method. Do not apply succeeding coats until previous coat has

cured. Sand between applications where required to produce a smooth, even surface.

- (e) Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color, and appearance.
- (12) **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 recoat until paint has dried.
- (13) **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.
- (14) **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.
- (15) **Brush Application:** Brush-out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Draw neat glass lines and color breaks.

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

- (16) **Mechanical Applications:** Use mechanical methods for paint application when permitted by manufacturer's recommendations, governing ordinances, and trade union regulations.

Wherever spray application is used, apply each coat to provide the equivalent hiding of brush-applied coats. Do not double-back with spray equipment building-up film thickness of two coats in one pass, unless recommended by the manufacturer.

- (17) Upon completion of painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing, scraping or other proper methods, and using care not to scratch or damage adjacent finished surfaces.
- (18) Remove temporary protective wrappings after completion of painting operations.

8            **Paint Exterior Trim**

Apply a high quality exterior grade oil based paint that matches as closely as possible the existing color on the exterior trim of the property. The trim is to be scraped, sanded, filled, and primed with a base primer, prior to painting. The contractor should plan on extensive preparatory work prior to painting. The specifications for exterior paint apply, unless otherwise specified.

9            **Plaster**

Repair any exterior plaster as directed by the owner. The plaster material shall be of a similar material, which matches as closely as possible the existing plaster in texture and color.

10          **Stucco**

Repair any damaged stucco and remove any loose stucco before applying paint.

**B. FLOORING WORK (Sitting Room and Dining Tiles):**

**4. Applicable Tiles Standards/Specifications**

Supply and install porcelain floor tiles throughout the Sitting room and dining, Remove the existing floor coverings down to the concrete slab. Remove wall skirting were applicable down to the masonry wall.

The new porcelain floor tiles shall be installed wall to wall or wall to concrete counter curbs as applicable. The contractor shall be responsible for moving and reinstalling all cabinets, fixtures and furniture. Floor tiles shall be not have a glazed or polished finish, shall be 12 inches by 12 inches, shall be non-slip style and shall be intended and designed for use on floors. The floor tiles are to be of North American or European origin. Floor tiles, which are to be used on steps, are to be specifically designed for such use. The contractor shall remove all of the old flooring surfaces, repair all floor defects and apply a floor leveling compound to ensure that the floor is level prior to installing the new porcelain tiles. When installing the floor tiles the contractor shall use tile spacers, which are specifically designed for the type of tile, which is being installed. Homemade spacers shall not be acceptable. Provide sample floor tiles to the COR for approval. The floor tiles must be the same throughout the entire project.

## C. ROOFING WORK

### 5. Applicable roofing Standards/Specifications:

- 1. Roof System Removal:** Completely remove 4m<sup>2</sup>(leakage portion) of the existing exterior roof system, interior ceiling, insulation, flashings, and related trims (in Bedroom No.1) and legally dispose of removed materials. The removal of the existing roof system shall be coordinated with the installation of the new metal roof to prevent exposure to weather conditions and potential water infiltration into the building.
- 2. Insulation:** Install new high-density rigid insulation boards that comply with current IBC energy R-Value code requirements (4 inches/10cm): The **R-value** is a measure of thermal resistance used in the building and construction industry. Under uniform conditions it is the ratio of the temperature difference across an insulator and the heat flux (heat transfer per unit area per unit time,  $\dot{Q}_A$ ) through it or  $R = \Delta T / \dot{Q}_A$ . Thermal resistance varies with temperature but it is common practice in construction to treat it as a constant value. An R-value is a unit of thermal resistance for a particular material or assembly of materials (such as an insulation panel). The R-value depends on a solid material's resistance to conductive heat transfer. For loose or porous material, the R-value accounts for convective and radiative heat transfer through the material. However it does not account for the radiative or convective properties of the material's surface, which may be an important factor for some applications. R is expressed as the thickness of the material normalized to the thermal conductivity. The unit thermal conductance of a material is the reciprocal of the unit thermal resistance. This can also be called the unit surface conductance. The higher the value of R, the better the building insulation's theoretical effectiveness.
- 3.** Maintain original roof slope. Install new gypsum ceiling. Prepare and apply one prime coat and two finishing coat of emulsion paint to the ceiling. Prepare and apply one primed coat and two finishing coat of wash/wear paint to the wall. Install new fascia board.
- 4.** The measurement of the roof area is 2 meters x 2 meters.
- 5.** Contractor must remove all debris from the property on a daily basis.

Site Restoration: the site must be restored to pre-construction conditions after construction has been completed and approved.

## **D. SANITARY WARES INSTALLATION WORK**

### **6. Applicable Standard/Specification**

#### **i. Water Closet (wash down Toilets)**

- The concealed cistern shall be assembled and mounted on the wall as per existing one.
- Cistern inlet and flush outlet connection shall be completed with suitable fittings and same to be tested before closing the panel/duct.
- Drainage pipe (W.C outlet/branch) shall be positioned properly to receive the W.C connector.
- Cut out/Opening for W.C. outlet, cistern knob/actuator are to be marked on the panel and same to be cut as required.
- W.C pan shall be mounted on floor and mark the location of fixing points (space will be allow for connector).
- Holes to be made on the floor for screwing.
- Ensure that W.C. connector rubber seal is correctly located on rim of connector.
- Lubricate W.C. spigot and rubber seal of connector.
- Insert W.C spigot into connector and push together.
- Joint/cap to wall/panel and floor sealed with waterproof sealant after commissioning the system.

#### **ii. Bath Tub.**

- The bath tub shall be placed on the appropriate position (same as the existing one) and should be fixed over the block work and leveling the height and slope.
- Tub drain outlet shall be connected to waste pipe using approved adaptor/bush.
- Joint/cap an around the tub sealed with waterproof sealant.

#### **iii. Wash Basin**

- Carefully place the basin on the proper position as the existing one.
- After carefully placing the basin, under the rim and joint/cap shall be sealed with waterproof sealant.
- Mixer location (as per approved) to be marked on the counter and the same to be cut.
- Then mixer shall be fitted and connected with cold and hot water supply with angle valve.

## **7. WARRANTY**

The contractor shall provide in writing a warranty valid for 1 year after the final inspection. During the warranty period, the contractor shall repair or replace, free of charge, any occurring defects or ensuing damages. Should the contractor fail to do so after receipt of a written request to that effect, the owner may have such discrepancies remedied at the contractor's expense.

## **8. GENERAL:**

- (a) The job site will be accessible daily Monday through Friday for work from 7:30 to 18:00. Other hours may be approved by the owner's Representative. Notice must be given 48 hours in advance to owner who will consider any deviation from the hours identified above.
- (b) Changes to the scope of work or schedule may only be approved by the owner or his representative and must be in writing.
- (c) The contractor shall specifically list all equipment, services and/or materials that the contractor will not provide as a part of this project.
- (d) The contractor is responsible for any damage, theft or loss caused by him &/or his team at the work site
- (e) The contractor shall ensure that the work site is cleaned up every day and free of safety hazards as a result of the contractor's action or inaction.
- (f) The contractor shall be responsible for safeguarding all U.S. government property which he, or his employees, comes into contact with during the work period.
- (g) All aspects of this project including required documentation must be completed or submitted as required before final payment will be authorized.
- (h) Include a copy of your certificate of registration from the Contractors Registration Board Tanzania as required through Act No 17 of 1997.
- (i) Contract award shall be made to the lowest price technically acceptable contractor.
- (j) All submittals shall be in the English language.
- (k) The contractor shall assign a foreman full to time to the project job site. The foreman shall be fluent in the English language. The foreman shall have a mobile phone assigned to him/her at all times while on the project site.

## **9. ACCEPTANCE OF SCHEDULE**

- (a) Within five (5) days of contract award the contractor shall submit a project schedule. This schedule shall be in the form of a Gantt chart or similar. The schedule shall clearly outline each of the major tasks to be completed and shall show specific benchmark dates on when each task will be completed. When the owner has accepted any time schedule, it shall be binding upon the Contractor. The completion date is fixed and may be extended only by a written contract modification signed by the owner. Acceptance or approval of any schedule or revision thereof by the owner shall not (1) extend the completion date or obligate the owner to do so, (2) constitute acceptance or approval of any delay, nor (3) excuse the Contractor from or relieve the Contractor of its obligation to maintain the progress of the work and achieve final completion by the established completion date.

## 10. NOTICE OF DELAY

(a) In the event the Contractor receives a notice of any change in the work, or if any other conditions arise which are likely to cause or are actually causing delays which the Contractor believes may result in completion of the project after the completion date, the Contractor shall notify the owner of the effect, if any, of such change or other conditions upon the approved schedule, and shall state in what respects, if any, the relevant schedule or the completion date should be revised. Such notice shall be given promptly and not more than ten (10) days following the first occurrence of event giving rise to the delay or prospective delay. Revisions to the approved time schedule shall only be made with the approval of the owner.

## 11. LIQUIDATED DAMAGES.

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, the Contractor shall pay to the owner as liquidated damages, the sum of one (1%) percent of the contract value for each calendar day of delay.

## 12. MEASUREMENTS AND REQUIREMENTS

12.1- Interior Paint to be provided by US Embassy.

Contractor should quote for labor only.

### Dimensions for paints

LOC 441		CEILIN G	FLOOR	WALL	CABINE T	WINDO W
M.B.ROOM		9*9m	9*9m	9*9*3m	3*3*2	2*2*6m
M.BA. ROOM		3*1m	N/A	N/A	N/A	
STAIR CASE UP		5*2m	N/A	5*2*3m	N/A	N/A
CORRIDOH OUT		6*3m		6*3*3m		2*2*2m
KITCHE N		6*3m		6*3*3m	4*4*2	2*2*2m
DINING		5*4m	5*4m	5*4*3m		2*2*2m
LIVING		6*7m	6*7m	6*7*3m		2*2*3m
CORRIDOH 1		1*5m		1*5*3m		4*2*1m
CORRIDOH 2		6*2m		6*2*3m	4*2	
B,ROO M 1		5*5m	m5*5	5*5*3m	2*1	2*1m
BATH R1		3*1m				1*1m
B ROOM 2		6*4m		6*4*3m	4*2*2	2*2*1m
B		4*4m		4*4*3m	2*1	2*1m

ROOM 3						
BATH R3		3*1m				1*1m
GBOOT H		2*2m		2*2*2m		m2*1
GE ROOM						
	DIMENTIONS OUTSIDE					
	LENGT H	WIDTH	HEIGHT			
HOUSE	27m	16m	7m			
WINDO W	2m	2m	4m			
DOOR	2m	2m	4m			
SCARTI NG	50m	35m	0.3m			
P WALL	50m	35m	2m			
LAUND RY		10*10m		10*10*3 m		2*2*1m

NOTE:

All Dimensions are in meter.

## 12.2 WOODEN FLOOR VARNISHING.

Contractor should quote for labor only .

A) Bedroom No 1&2.

$$4.38 \text{ M X } 4.3 \text{ M} = 19 \text{ M}^2$$

B) Master bedroom

$$4.9 \text{ M X } 7.4 \text{ M} = 36 \text{ M}^2$$

C) Master bedroom annex

$$5.75 \text{ M X } 5.64 \text{ M} = 33 \text{ M}^2$$

## 11.3 ALL EXTERIOR PAINT WILL NOT BE SUPPLIED BY THE EMBASSY.

Contractor should quote for material and labor

## 12.4

Floor tiles 4M<sup>2</sup> on the entrance of the house has to be replaced with the same quality and color as the existing ones.

**12.5**

4 M<sup>2</sup> of the roofing tiles of the same quality and color as the existing ones need to be replaced.

**12.6**

50 M<sup>2</sup> of T & G overhang (eave) needs to be replaced

12.7

10 Inch X 1 Inch X 100 m Fascia board needs to be replaced.

11.8

100 m of Rain gutters needs replacement

**12.9**

100 m of fisher board is needs to be replaced.

With the same quality and color as the existing ones.

**12.10**

2m<sup>2</sup> of ceiling board similar to as existing ones needs replacement.

**12.11**

Replace leaking bathtub in one of the guest rooms.