



SCOPE OF WORKS

INSTALLATION OF DOUBLE GLAZED WINDOWS AND DOORS IN CONSUL GENERAL RESIDENCE (United States Consulate General, Perth)

OVERVIEW

The United States Government (USG), Department of State (DOS), has a requirement to install double glazed windows & doors and replace the existing windows and doors of the Consul General's residence located at 8 Bellevue Terrace, West Perth. To this end, the USG requires quotations for a contractor to complete the proposed modifications.

INTENT

Requirements in this SOW serve as a direction to the Contractor for the installation of double glazed windows throughout the Consul General's residence. The Contractor shall perform all services in accordance with international professional standards of skill, care and diligence adhered to by reputable, first class international firms and shall conform to generally accepted professional practices.

PROJECT DESCRIPTION

The USG intends to: replace the existing windows and doors with double glazed windows & doors throughout the Consul General's residence located at 8 Bellevue Terrace, West Perth. The requirements below are the basis for the refurbishment. The refurbishment shall use only high quality, first class materials and fittings.

The house will be inhabited during the duration of the project. The work schedule must reflect the need to accommodate the resident and must be approved prior to work commencement.

A site visit can be scheduled upon request.

SCOPE OF WORK

Note: This is an official residence of the USG; the materials and fittings used should be of a standard fitting for a home of this standing.

Replace the existing windows and doors of the Consul General's residence located at 8 Bellevue Terrace, West Perth with double glazed windows and doors. Each window and door should be lockable with a master key, and have the application of 3M Ultra 600 Shatter Resistant Window Film on the inside.

Quotes should provide individual price information for each room.

1. Remove and dispose of all existing windows and doors;
2. Replace all windows and doors with double-glazed aluminum in Jason Windows "Silver Luster" or equivalent with UPVC windows / doors and associated furniture;
3. The style of window is to match as closely as possible with the existing windows;
4. All opening windows and sliding doors are to be fitted with window locks, all locks keyed alike;
5. All opening windows to be either sliding or awning windows;
6. All opening windows and sliding doors to be fitted with flyscreens with aluminium flywire.
7. Install limiting devices or otherwise ensure that windows open no more than 4-5 inches where the lower edge of the opening window is lower than 42 inches. Ensure that the limiting device can be released for emergency egress if necessary. An alternative is to install a railing to prevent falls from the open window.
8. All windows at the rear of the residence to be insulated against road noise to 30db or greater;
9. All windows front and rear to have UV reduction of at least 95%;
10. All windows to have thermal insulation with a U value of 3.1 or lower;
11. Bathroom windows to have clear wave obscure glass;

Ensure that all windows are adequately sealed and where caulking is required this must be carried out.

The contractor will be responsible for the removal of all stickers etc from the glass and will ensure that every window is polished before submitting an invoice.

General

1. All work is to comply with the local WA building regulations.
2. The contractor will rectify any damage to all areas on completion of the works. Any repairs carried out will include painting to match the existing room colors.
3. The contractor shall supply all materials and labour in order to complete the works.
4. All waste material to be taken from site and disposed of by the contractor.
5. Site is to remain tidy at all times and cleaned up on completion of works.
6. All work to be carried out in a workmanship like manner.
7. All documentation regarding warranties, guarantees and instructional literature are to be handed to your GSO representative.

8. All care must be taken to protect the carpet and furnishings within the property and drop sheets to be used at all times where necessary.
9. Any variations are to be priced and approved in writing by GSO before proceeding with the work.
10. All measurements are to be confirmed by the contractor on site.

NOTE: Any damage caused by the Contractor or his contractors is to be made good at the Contractor's expense.

CONTRACTOR PROVISIONS

The Contractor shall supply everything necessary for the execution and completion of the work. Site preparation and installation performance shall be in accordance with Australian and ACT building codes and standards.

WORKING HOURS

Working hours are to be 0800 to 1700. No work is to take place outside these hours unless GSO has given agreement.

SITE PREPARATION AND CLEANING UP

The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Before completing the work, the Contractor shall remove the work and premises any rubbish, tools, scaffolding, equipment, and materials that are not the property of the Government. Unsightly materials and debris including excess soil, garbage, and equipment should be removed as required; while materials should be scheduled for delivery only as required for immediate use.

CONTACT INFORMATION

Inquiries can be directed to Seth Cornell, Management Officer, or Anoutchka Payet, Management Assistant, at:

Attn: Management Officer
16 St. Georges Terrace, Level 13
Perth WA 6000
Tel: +61-(0)8-9202-1224