

SIMON KOUBA CONSULTANTS LTD

Jerusalem, February 10, 2021



**A/e Services - ADA Restroom CMRJ  
Jerusalem  
Solicitation No.1910S40-20Q9413458**

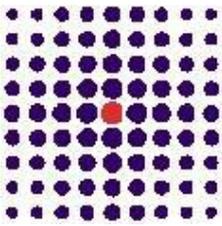
**Scope Of Works**

**February, 10, 2021**

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**Unclassified**



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**Scope of Works**

**Time schedule:**

The contactor shall prepare a detailed time schedule for his works taking into consideration holidays and other non-working days that may affect their presence in the site, to be approved by the project engineer.

**Samples:**

Prior to any execution in the works, the contractor shall provide samples or a cut sheets/catalogues for all items he will supply and get approval from the project engineer.

**Shop drawings.**

The contractor shall produce shop drawing to all items, at the soonest time possible, to be approved by project engineer.

**Security and Safety:**

The contractor shall abide by all security and safety measurements as per local and special codes and regulations. The contractor shall provide a safety plan for approval

At the start of the works, the contractor shall seal with mobile nylon blankets the area of the works from the rest of the building to avoid as much as possible dust and dirt.

**Property care:**

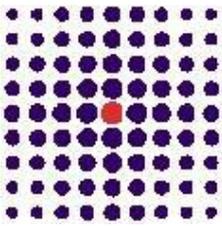
**This structure is a culturally significant property on OBO List of Significant Property and therefore Secretary of Interior Standards for Preservation and Rehabilitation shall be adopted.**

The contractor shall take all necessary measurements to protect the whole space from any harm due to his works, such as scratching, making a mess or dirt, destroying paint, or any other. In the case that any of this happens, the contractor shall do all necessary reparations to the satisfaction of the project engineer, at his own cost.

**Demolition works/ Demolition and steel works**

All debris shall be collected in "suitable containers or small trucks" and disposed in a legal manner and place. Subject to approval by project engineer

Contractor shall use safe means and methods for construction without impacting the adjoining areas. Prior to performing work, the contractor shall incorporate vibration tolerances and monitors as a precaution to test the various demolition methods. Contractor shall submit the methods for review and approval.



**Floor:**

The tiles inside the room to be removed with a suitable layer of fill underneath as per drawings. The excavated surface shall be well leveled ready to receive a 0.3 millimeter polyurethane sheet which will cover the area and chamfered at the edges vertically. As per drawing, the steel works will be done over this in congregation with all types of trenches, pipes and other under floor conduits.

**Wall:**

Due to the sensitivity of the work, this chapter shall be done with great follow up from the contractor's senior engineer.

All plaster shall be demolished with taking care for the stone, for this no automatic mechanical machinery will be used. Only simple manual tools to be used

More special care shall be given to the following steps as they're executed

- 1) To help this procedure, you can read and follow the special demonstration plans for these works A15-A19

As marked in the plan, each stone shall be drilled with a 14mm thickness 1000mm deep. The anchors on every stone in the row and every 200mm if the stone is more than 300mm long. Epoxy anchors steel Rebar will be dipped in epoxy; these metal anchors will not be removed. The anchors shall be cut from the other side of the wall if penetrated, wall shall be repaired and repainted with same colour of wall. As marked in the plan the vertical stones shall be removed together with adequate excavations and removal of stones for the foundations. The foundation with 14mm steel rear every 20 cm box shaped. (horizontal steel minimum 200mm will be left for tie beam in the upcoming phases. A plate with anchors as per drawing will be adjusted before pouring the foundations concrete.

It will be wise to be well levelled and straightened. Two Steel galvanized hollow column (200mmx200mmx10mm) beam to be inserted and welded on the plate. The upper row of stone as marked on the plan will be demolished getting a thickness of minimum 400mm

The 2 steel beams (200mmx200mmx10mm) shall be inserted and welded with a bracket with the columns.

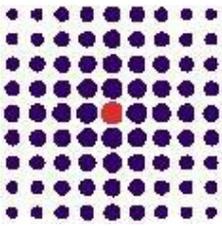
Steel pegs shall be inserted after each beam inserted to make sure the spacing between the beam and the upper stone row is zero.

After inserting all structural elements, the whole new wall face will be dressed in a steel mesh of **Φ8/200mm** in two ways with anchors installed to connect the steel mesh with the existing wall, then formwork is installed for the concrete B300 to be cast at thickness 100mm to strengthen the existing wall and the steel frame.

**Dismantling lobby and Entrance tiles:**

Due to the historical value of the floor tiles (Jerusalem stone) the contractor shall put very special care to preserve maximum tiles if not all. The contractor shall number and mark all tiles as per plan No. A06 and preserve all tiles in a suitable place (need approval from supervising engineer for way and place of storage).

All tiles after dismantling will be cleaned from residues like mortar and cleaned with water (pressured if needed). The contractor shall replace any broken tile with a 90% similar tile in



color and texture. The same procedure will be taken for the big stones at the entrance of the site.

**Door sill:**

It will be very important that the contractor will excavate with high special care under the sill to avoid breaking. This to pass all channels underneath.

In case and not favored, the sill is broken, the contractor shall bring a similar one and reinstall as part of this scope.

**Dismantling interlock tiles:**

After marking the pathway for the sewage pipes, water pipes and other needed, the contractor shall dismantle the interlock tiles, store them in an adequate place for reuse. Broken tiles shall be compensated by similar tiles.

Excavation appropriately, and execution of manholes, piping as per plans and specifications.

**Laying down infrastructure:**

Since this work is in a limited space, special care shall be taken in the works, especially in the leveling, as margins are too narrow.

All kind of pipes shall be laid down as per relevant plans and specifications.

The contractor shall do all beddings needed as per plans as well as coverings of any pipes, or separations between pipes when needed.

**Electrical works**

The contractor shall do all conduits, wiring and other relevant works as per plans and specifications

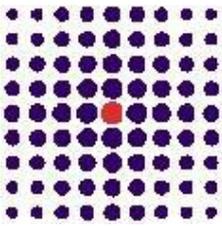
**Concrete works:**

After finishing all infrastructure works. The whole areas will be refilled to the adequate level, to receive steel works as per structural plans

After putting the steel including all connections, bending as per plan. Concrete casting will be done. A written notification and approval is required 24 hours prior to any casting, with reference to source of concrete, and the way it will be conveyed to the site.

**More infrastructure:**

As the new levels and concrete works are there, another phase of electricity and other mechanical works will be done especially water piping, manholes and other relevant works. All piping works shall be pressure tested at 1.5x the local water pressure for 1 hour, proven leaf-proof before any the concrete is cast.



**Tiling: phase 1, floor:**

All the old tiles will be brought back to the site and retiled in the original place as per number and location. All broken tiles will be replaced by similar tiles as said before  
The same will be done to the entrance big stones.

**Plastering:**

Special care will be given to the plaster to keep the wall and the ceiling arcade in tangent shape, leaving no angles at the meeting point. The plaster will be Lime based of 4 coats.

**Tiling phase 2: Wall tiles:**

After plastering the wall, the last tile will be set in a manner that will be in tangent with the ceiling arcade, without leaving any angles. A shop drawing with exact measurements will be useful at this stage. Mr. Fix 104 adhesive material will be used to stick the tiles. (see catalogue)

Finishing works for electrical; mechanical will be executed at this stage.

The air pump will be placed and connected as per drawing.

The dry wall parts will be built as per drawings

All toilet accessories will be installed. Special care will be given to measurements especially the heights of the basin and the toilet seat.

**Painting:**

The ceiling paint will be done with polysid paint, coats as per specifications.

The wall from outside the new toilet will be painted with the same existing paint.

The wooden door will be installed in the new location, with all ironmongery as specified.

The painting of the proposed visible ventilation pipe extruding from the ground adjacent to the existing green light posts in the garden, Paint color should be the same as the existing.