



STATEMENT OF WORK
FOR
Construction/Renovation Services

Lazarist Public Bathrooms

*U.S. EMBASSY, JERUSALEM
FACILITY MANAGEMENT
18 AGRON RD.
JERUSALEM*

March 31st, 2021

→ PROJECT DESCRIPTION: The work affects the interior of the building. The contractor shall complete all work, including furnishing all labor, material, equipment and professional services required under this contract, and with the time specified, to renovate the two public restroom at the Lazarist building located on 18 Agron Road, Jerusalem as per the following specifications and the attached drawings:

1. GENERAL DESCRIPTIONS

This job is inclusive but not limited, in addition to what is noted in the other contract documents, to the works involving the renovation.

This bid includes all the works detailed in this specification document, in the drawings and in the oral explanation given by the Government representatives during the contractor's site visits.

1.1. Site Location Conditions

- The contractor declares that the offer takes into consideration that some of the works on site will be executed in a populated area; and that he must receive the appropriate permits and coordinate the execution with the COR.
- The contractor shall be responsible to review existing conditions, coordinate all dimensions, research and investigate the local materials required to execute the work. All works shall be coordinated in advance with the Contracting Officer Representative (COR).

1.2. The Offer – The Requested Price Asked by the Contractor

The contractor will make a price offer including all components and expenses, without detailing the quantities and without prices per unit; an inclusive fixed price (lump sum) according to the solicitation offer will only be considered. It is hereby emphasized, that no additions, under any circumstances, beyond the agreed sum will be paid.

2. SCOPE OF WORKS (Interior Renovation Work)

2.1. Preparation and protection of the work area:

- The Contractor shall move, protect and return such property to its original position upon completion of work in that area.

- At the beginning of each phase, the Contractor must build a dust barrier between the work area and the rest of the space. The dust barrier should be thick plastic completely separating the work area.
- 2.2. **Demolishing work:** the contractor is responsible to perform full demolishing as indicated in the attached drawings to include walls, tiles, toilet fittings, accessories, electrical/plumbing infrastructure and shall properly remove all debris out of site.
- 2.3. **Tiling Work:** the contractor shall be responsible to supply and install all floor and wall tiles (including decorative strips) as per the following specifications:
- Prior to start with the tiling work; apply two coats of Sika or Mastigum product waterproofing material or equivalent, to insulate all the new and old floor infrastructure. The application should be done in accordance to the manufacturer's instructions and as per the instructions given by the COR on site.
 - Place sand fill with a thickness of 8cm – 10cm on the floor;
 - Supply and install anti-slip porcelain floor tiles (20cm X 20cm or any other size approved by the COR) using 3cm thickness of mortar to hold tiles;
 - Supply and install wall porcelain tiles using ready-mix adhesive substance that is better than or equivalent to Mr. Fix 109 or 114 kind after forming a proper surface;
 - Professional fillet must be applied on all tiles angles;
 - Apply water resistant grout equivalent to MAPEI kind using 3mm spacers on all tiles edges.
 - Apply professional polish and thorough clean-up.
- 2.4. **Wall Partitions and Doors:** the contractor shall supply and install new high pressure laminate (HPL) partitions, dividers and doors (including all required fittings) as per the attached drawing. Samples and colors scheme shall be submitted to the COR for approval.
- 2.5. **Countertops, sinks and faucets:** countertops should be “Caesar” Granite or stone (3-5cm thickness). Fixtures should be Hans Grohe kind or equivalent. Faucets must have automatic electrical sensors. Each sink shall have a PVC p-trap with cleanout for all three sinks. Flush-mounted hose bibb, with stainless steel cover, shall be supplied and installed under each sink for custodial use.
- 2.6. **Toilets and urinals:** Toilets and urinals should be wall hung, white vitreous china with stainless steel piping. Toilets shall be manual flush valves with recessed tanks with 2 top-mounted buttons and urinals shall have electric-operated automatic flush valve. The contractor must provide a product submittal prior to ordering.
- 2.7. **Mirrors:** supply and install two ‘2’ mirrors with trimmed edges; each mirror shall be mounted above each sink/countertop in each restroom, so they cover the entire width of the countertops up with 1 meters height.

2.8. **Electrical Work:** the contractor shall be responsible to change all electrical infrastructures required for this project including light fixtures, switches and outlets.

2.9. **Mechanical Works:** the contractor is responsible to supply and install new appropriate cold/hot water pipes (cross-linked polyethylene 'PEX' pipes – 16mm diameter x 2.2mm thickness with 25mm sleeves) and GAVARIT kind drainage infrastructure (including all required fittings). Water connections from the wall to the faucets should be stainless steel braided pipes with a proper wall mounted, stainless steel shut-off valve and escutcheon plate. The contractor is also responsible to supply and install 4 exhaust fans (4" size) including panduits/conduits to proper extensions, if needed.

2.10. **Other accessories to be furnished and installed by the contractor:**

- Stainless steel paper towel; 2 each
- Soap dispenser; 4 each
- Toilet paper dispensers; 4 each
- Toilet paper holders; 4 each
- 2 open shelves above utility sink in the ground floor restroom
- A door closer kit

2.11. **Painting Works:**

The contractor shall apply paint on all walls, ceilings and doors as per the following specs:

(1) Clean and prepare surfaces to be painted following manufacturer's instructions before applying paint or surface treatments. Remove oil, dust, direct, loose rust, mildew, peeling paint or other contamination to ensure good adhesion. In some cases, the contractor may be requested to remove all existing coats of paint and sealers if prior paint application is showing signs of improper adhesion, such as peeling, or 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.

(2) Materials Preparation: Mix and prepare paint following manufacturer's directions.

(3) Application: Apply "Supercryll 2000 kind" or equivalent walls' paint following 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.

(4) 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 re-coat until paint has dried.

(5) 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.

(6) 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.

(7) Brush Application: Brush out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, laps, brush marks, runs, sags, or other surface imperfections. Draw neat glass lines and color breaks.

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

(9) Upon completion of painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing, scraping or other methods, using care not to scratch or damage adjacent finished surfaces.

(10) Remove temporary protective wrappings after completion of painting operations.

PLASTER: Repair any damaged interior or exterior plaster as directed by the COR. The plaster material shall be of a similar material that matches as closely as possible the existing plaster in texture and color.

DOORS Contractor shall paint doors and frames with oil-based paint.

3. **SUBMITTALS:** after award, the contractor will be responsible to submit the following deliverables to the COR:
- 3.1. The contractor is responsible to submit a detailed construction schedule that illustrates all portions and sequence of works in each area/portion; a floor plan will be given to the successful bidder so as to facilitate in the requested construction schedule.
 - 3.2. Safety plan
 - 3.3. Quality Control Plan
 - 3.4. The contractor shall be responsible for taking final measurements, prepare shop drawings showing a plan view of the entire restroom and a section view of each room and wall based on the approved submittals/samples. The shop drawings shall be fully

dimensioned and include a schedule page showing all accessories with proposed model numbers. The shop drawings shall also include a separate drawings tht indicate the proposed routes and sizes of all mechanical and electrical infrastructure.

- 3.5. Samples: Submit samples of all items furnished by the contractor.
- 3.6. Approvals: All samples and technical submittals must be approved in writing by the Government Contracting Officer Representative (COR) prior to ordering any item for the project or proceeding with the mock-up(s).
- 3.7. All samples should be kept on site for review and comparison with materials shipments to the site.

4. **FINISHING:**

- 4.1. Remove all debris out of site, repair any damage affected by the work and apply deep cleanup and finishing.

END.