

---

# STATEMENT OF WORK

FOR REPAIR OF THE INTERIOR STONE CLADDING  
AT GROUND FLOOR AND FIRST FLOOR OF THE RESIDENCE  
AT #25 SASHA POPOV ST., SOFIA

---

AUGUST 2022

## 1. BACKGROUND

The walls clad in granite stone slabs are stained with salts - a problem that occurs when the cladding is done by gluing. The chemistry of the glues dissolves the salts that are normally present in the stone and with the time passing the salts reach the surface and are not curable. The subject of this Scope of Work is to replace the granite stone cladding with porcelain tiles (Granitogres at the local market).

Another subject of that Scope of Work is fully renovation of the 3 guests' bathrooms at the ground level including new wall and floor tiles and sanitary.

## 2. SCOPE OF WORK AND SPECIFICATIONS

This document is being issued by the US Department of State with the purpose to enter into a contract the following works:

### 2.1. DEMOLITION & DISPOSAL WORK ON THE STONE CLADDING (EXCLUDING BATHROOMS)

- 2.1.1. Protect the floor before start of the demolition work using 10 mm plywood and plastic cover
- 2.1.2. Remove part of the suspended ceiling at the perimeter where it touches the stone cladding in order to achieve access to the bottom of structure. Install additional hangers to keep the rest of the ceiling in a position.
- 2.1.3. Remove power outlets, light switches and control panels on the walls before demolition of the stone cladding
- 2.1.4. Remove baseboards at the parquet floors
- 2.1.5. Demolish / jackhammer the stone cladding on the walls up to the bottom of structure wherever possible. If there are any utility pipes, ducts or conduits on the way then the stone cladding has to be removed at least 20 cm above the level of the suspended ceiling and the remaining pieces of granite has to be secured by additional dowels and brackets.

### 2.2. PORCELAIN (GRANITOGRES) TILES INSTALLATION (Excluding bathrooms)

- 2.2.1. Apply contact primer on the walls where granite cladding was demolished

- 2.2.2. Apply 3 cm levelling cementitious plaster on the walls where granitogres tiles will be installed
- 2.2.3. Procure and install porcelain (granitogres) tiles on the walls, total 280 m<sup>2</sup> at level 20 cm above suspended ceiling, size: 60 x 120 cm. The tile sample and the color of the joint filling shall be approved by the Contracting Officer. For the purpose of offering the price of the tiles shall be estimated BGN 100 / m<sup>2</sup>. The size of the joints to be 2 mm.
- 2.2.4. Restore outlets, light switches and control panels
- 2.2.5. Restore the gypsum board suspended ceiling at Representational area and the wooden drop ceiling at main lobby
- 2.2.6. Latex paint white the entire Representational floor and Family living-dining area 250 m<sup>2</sup> using Upol Gold latex.
- 2.2.7. Clean and varnish the wooden drop ceiling at main lobby, 50 m<sup>2</sup>

### 2.3. RENOVATION OF THE 3 GUESTS BATHROOMS AT GROUND FLOOR

- Include women and men restrooms at ground floor, powder room in front plus the restroom for people with disabilities. The design / layout of the renovated bathrooms will remain the same.
- 2.3.1. Remove the wooden drop ceiling and keep it for further installation
  - 2.3.2. Remove and dispose all sinks, counter tops, toilet bowls with flushing cisterns and faucet. Keep the accessories in the restroom for people with disabilities for further reinstallation.
  - 2.3.3. Demolish / jack hammer all granite wall and floor tiles. Take away derbies.
  - 2.3.4. Apply cementitious levelling plaster 3 cm thick on the walls and floor
  - 2.3.5. Replace the tap water pipes from the water mains with new ones. Redo the sewerage pipes within the area of bathrooms
  - 2.3.6. Procure and install porcelain (granitogres) tiles on the walls, total 40 m<sup>2</sup> at level 20 cm above suspended ceiling, size: 60 x 120 cm. The tile sample and the color of the joint filling shall be approved by the Contracting Officer. For the purpose of offering the price of the tiles shall be estimated BGN 100 / m<sup>2</sup>. The size of the joints to be 2 mm.

- 2.3.7. Procure and install porcelain (granitogres) tiles on the floors, total 15 m<sup>2</sup>, size: 60 x 60 cm. The tile sample and the color of the joint filling shall be approved by the Contracting Officer. For the purpose of offering the price of the tiles shall be estimated BGN 100 / m<sup>2</sup>. The size of the joints to be 2 mm.
- 2.3.8. Procure and install 2 ea new natural stone countertops at the powder room and bathroom for people with disabilities, the same size as the existings. The stone sample shall be approved by the Contracting Officer
- 2.3.9. Procure and install 3 ea console type toilet bowl with recessed flush cisterns, to be approved by the Contracting officer. For the purpose of the offer the price to be estimated BGN 1200 / set
- 2.3.10. Procure and install 2 ea console type toilet sinks, to be approved by the Contracting officer. For the purpose of the offer the price to be estimated BGN 400 / set
- 2.3.11. Procure and install 2 ea sinks for installation under the counter, to be approved by the Contracting officer. For the purpose of the offer the price to be estimated BGN 700 / set
- 2.3.12. Procure and install 4 ea sink faucets, to be approved by the Contracting officer. For the purpose of the offer the price to be estimated BGN 500 / set
- 2.3.13. Clean and re-install the same bath accessories

### 3. GENERAL CONDITIONS

#### 3.1. CONTRACT ADMINISTRATION

- 3.1.1. The Contractor shall not conduct any work that is beyond this Statement of Work unless directed in writing by the Facilities Manager (FM) or Contracting Officer [CO]. Any work done by the Contractor beyond this SOW without direction from the FM or CO will be at the Contractor's own risk and at no cost to the Embassy
- 3.1.2. The Contracting Officer shall provide a Notice to Proceed [NTP] to the Contractor. No work shall be initiated until the NTP is issued by the CO

3.1.3. The Embassy has the right to inspect and test all services called for by the contract, to the extent practicable at all times and places during the term of the contract. Facility Management Department may perform quality assurance inspections [QAI] and tests during construction to confirm the work is installed according to the Statement of Work

### 3.2. RESPONSIBILITY OF THE CONTRACTOR

3.2.1. The Contractor shall be responsible for the professional quality, technical accuracy, and the coordination of all construction and other services furnished under this contract. The Contractor shall, without additional compensation, correct or revise any errors or deficiencies in its construction and other services

3.2.2. The Contractor shall identify a Project Site Manager who shall be responsible for the overall management of the project and shall represent the Contractor on the site during construction. The Project Site Manager shall be approved by the COR

3.2.3. The Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs and practices pertaining to labor and also shall comply with the safety standards found in the Army Corps of Engineers publication EM3851-1 which can be found at <http://www.usace.army.mil/Safety-and-Occupational-Health/Safety-and-Health-Requirements-Manual/>. The Contractor shall promptly report all accidents resulting in lost time, disabling, or fatal injuries to the COR.

3.2.4. The Contractor is required to keep the work site neat and in presentable condition at all times and, at his own cost.

3.2.5. The Contractor shall be responsible for removal and disposal of all construction debris by providing adequate number and size of waste receptacles and other cleaning supplies.

3.2.6. The Contractor shall be responsible for site restoration and damages due to work.

3.2.7. The contractor shall be responsible for all the contractor-owned tools and equipment at all times and shall provide a lockable tool and material box for their operatives if required

### 3.3. CONSTRUCTION REQUIREMENTS

3.3.1. All materials and equipment incorporated into the project shall be new. The Contractor shall transport and safeguard all materials and equipment required for construction. Obtain primary quality materials from manufactures who have successfully produced these materials for at least ten years. All materials to be used shall be indicated in the quote and approved by the COR

3.3.2. The Contractor will be permitted to use the area within the compound for operation of his construction equipment and temporary facilities. The Contractor is responsible for obtaining any additional off compound storage areas required

### 3.4. PERIOD OF PERFORMANCE

3.4.1. The Contractor shall commence work under this contract promptly, execute the work diligently, and achieve final completion and acceptance of the project including final cleanup of the premises within the contract period specified

3.4.2. Milestones:

- Award
- Pre-construction Site Visit: 3 days after Award
- Embassy Review 2 days
- Construction: 28 days
- Final Cleanup Begins 2 days prior to completion
- Total Performance: 35 days

3.4.3. Work hours will be from 08:00 to 16:00 only on working days. Requests to do work outside of these hours must be approved in advance by the Embassy and shall be detailed in the Contractor's proposal. All off hour work not identified in proposal must be scheduled in advance and require embassy approval.

3.4.4. The Embassy reserves the right to stop contractor work due to Embassy business and special events. All effort will be made to provide advance warning and minimize contractor losses

### 3.5. CLEARANCES

3.5.1. This is a non-classified project. The work to be performed under this contract requires that the Contractor, its employees and sub-contractors submit corporate, financial and personnel information for review by the Embassy. Information submitted by the Contractor will not be disclosed beyond the Embassy.

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

### 3.6. STORAGE OF MATERIALS (Ref the attached Google map Fig.1)

3.6.1. Proper storage of Materials is the sole responsibility of the Contractor. Protect all Materials susceptible to moisture including, but not limited to all roll goods, insulation, wood, and dry wall boards in above ground watertight storage. Keep all labels intact and legible clearly showing the product, manufacturer and other pertinent information

3.6.2. Store materials in site. Cover and protect materials subject to damage by weather, including transit. Stored materials shall be available for inspection.

3.6.3. Store flammable and volatile materials/liquids in sealed containers located a minimum of 20feet from existing buildings.

3.6.4. Liquid Products shall be delivered sealed in original containers.

### 3.7. PROJECT PROCEDURES

3.7.1. A] The Embassy will be occupying the adjacent premises during the construction period.

B] The Contractor shall conduct his operations so as to ensure least inconvenience to the Embassy operations.

C] Contractor shall take precaution to avoid excessive noise or vibration during construction.

D] Contractor shall provide a safety and health plan to ensure effective implementation.

### 3.8. WARRANTY OF CONSTRUCTION

The warranty of contractor work shall continue for a period of five years from the date of customer final acceptance of the work.

Contractor shall be responsible to correct any and all faults or defects which may occur within 5 years from the date of final acceptance of the work.

Contractor shall repair or replace low quality work that does not meet industry standards.

The contractor shall bear all the cost to fix the repairing work during the warranty period.