

SOW for Routine Restoration Works at 65, Leyard Road

The work consists of following restoration works at 65, Leyards Road a US Embassy owned property. All the work shall be in accordance with recognized US and International Building and Construction codes. Construction shall be abided by all the Embassy rules and regulations including security and safety regulations.

The methods that the contractor will use need to provide continuous progress on the job site according to the projected timeline of six weeks. Any changes in construction from this Scope of Work shall be approved in advance in writing by the Contracting Officer.

All work described in this Scope of Work shall be completed by the contractor. The contractor shall provide qualified supervisory, technical and labor personnel capable of meeting the embassy requirements. The labor force shall possess the constructional, carpentry, electrical, masonry, plumbing and painting skills for this project and sufficient staff to accomplish the work in a timely manner. The contractor shall provide all necessary material, tools, equipment, vehicles required for this work.

Contractor should ensure the minimum disturbance and no damages to the existing property of the premises and inside the building.

1. Bathroom Upgrading

- a. ***Vendor will provide quotation for four standard bathrooms in the house and the cost shall be separately shown for each one of them and the embassy may select all or few***
- b. Contractor needs to purchase and use embassy selected tiles for the floor and walls. Any other material required to lay the floor and wall tiles to be provided by the contractor including the tile grout and tile mortar. Take quotation to the closes matching available tile now with Lanka Tile as per the list below.
 - a. Upstairs– Floor – TIM 900B, 2' x 1' – Lanka Tile
 - b. Upstairs– Wall – TRE 512D, 12" x 18" – Lanka Tile
 - c. Upstairs Border – C904E
 - d. Ground floor – Floor – MAF 576B – 20" x 20" – Lanka Tile
 - e. Ground Floor - Wall - TRE 512E , 12" x 18" – Lanka Tile
 - f. Ground Floor Border – RETB 011D

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** All above tile selections are subjected to availability and matching tiles will be selected separately with the selected vendor.

- c. Remove all installed light fixtures, plumbing lines, valves and accessories to support the works.
- d. Extra care needs to be taken to avoid any damages to the valves, floor drains, cold and hot water lines, shower heads etc. Whatever removed during the construction need to be handed over to embassy in re-usable manner. All fitting should be replaced with American Standard' matching fittings and will be selected with the winner.
- e. Electrical and plumbing part of the work will be completely handled by the vendor having technical guidance form the embassy. Should follow heights industrial standard for electrical and plumbing system as per IBC.
- f. Prepare the space to do the tiling on top of the available floor and wall. This may include removing of some of the installed bathroom fixtures and fittings or accessories. Should be handled carefully to avoid any sort of damages that may cause vendor to replace free of charges to USG
- g. Need to chip the available floor tiles and make the available surface rough enough to lay the new tiles.
- h. The wall tiles need complete removal and plaster back the old walls to fit the new tiling. Depend on the condition of the wall plaster, vendor must use chicken mesh and plaster thick enough to ensure precise level surface suitable for wall tiling.
- i. Lay the new tiles having no extra gaps or misalignment in any direction. Keep minimum or no gaps for floor tiles and keep 1.5 mm gaps for wall tiles to ensure proper bond between tiles.
- j. Tile all the walls up to the ceiling height. Use tile grout to fill the tile gasps having equal tile spacers.
- k. Tile border of above selected type should be installed around the all walls as per the site instruction at a height determined by the time of construction.
- l. It is required to cut the tiles in to relevant dimensions only outside the house using technique to minimize the airborne particles. Extra care should be taken to have the precise dimension of the cut and angle for proper alignment. Any cut or finish not meeting the standard look need to be replaced at vendors cost.
- m. Should avoid any unevenness on the floor and ensure free water flow in to the flow drains in the floor and inside the shower cubicles.

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- n. Any modification to the walls, bathroom fixtures or plumbing need to be handled without any support from the embassy. Must use uPVC 100type for cold water and 15mm PBT pipes for hot water. Complete plumbing system up to bathroom shall be replaced with standard two consular valves for hot and cold water in each bathroom.
- o. All faucets, bottle traps, bathroom accessories, shower heads should be 'American Standard' bath ware such as toilets, sinks, and Bathtubs should also be 'American standard' of premium quality as close as to the available sizes that will be measured and take notes by the vendor as instructed by site visit.
- p. The level differences in the wall or floor as results of the newly laid tiles should be taken care to ensure functionality of doors, windows, under counters cabinets etc. Any modification related to carpentry or masonry will be done by the contractor
- q. All available counter granite top should be replaced with Grade 1 granites of minimum 1" thickness. Sinks embedded into the granite should be replaced with a new compatible American Standard type matching the available cut hole. Take note for each bathroom during the site visit.
- r. It is required to make threshold for doorways entering and exit the bathroom and shower cubical. It is a must to ensure a smooth transition between any floors.
- s. Must be able to carry out vigorous grouting job to ensure 100% seal between tiles. Vendor should seal all the pores after drying out the initial grout.
- t. New ceilings to be constructed as per the site visit only for the bathrooms that has not been renovated recently. GI box bar, C channels, Elephant Brand Most Block bords – **To be verified during the field visit.**
- u. New vanity cabinets to be made of solid wood, preferably Grade 1, matured Lunumidella' and water base finishes as per the site instruction.
- v. Mirror should be replaced with frameless, pencil edge type and should be installed with branded LED mirror lights.
- w. It is required to ensure free water flow from the floor drain of the shower cubical and from all floors and vendor shall install new catch pits, floor drains, drain path as required.
- x. Any water stagnating in any part of the floor should be avoided and the work will not be accepted if any deficiencies are found even after completing the construction.
- y. All available electrical light fittings and fixtures should be replaced with new branded LED lights of replaceable E27 lights that will carry minimum two years of warranty.

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Two per bathroom and a mirror light. Vendor will get the count during site visit as per the site discussion.

- z. Old shower cubicles in bathroom should be replaced with fully tempered ½"thick frameless glass cubical with stainless steel fittings, hinges handles, towel racks and accessories. Vendor should use proper glass beading (magnetic beading) to avoid water slashing to outside while the shower is in use. Any water splash on floor should be avoided even at later stage after completing the works if it happens due to poor workman ship or used material.
- aa. One bath tub of one bathroom shall be installed by the vendor and that will be discussed **during the site visit**. One freestanding bathtubs to be included for the bathroom renovation works. Freestanding model M706 (or any close model available), Acrylic from Jeewandara Ceramic, Land Phone : 0112 816 660 / 0112 805 536 Mobile : 0773 583 690 / 0772 268 744 carrying five years of warranty
- bb. The level differences in the wall or floor as results of the newly laid tiles should be taken care to ensure functionality of doors, windows, under counters cabinets etc. Any modification related to carpentry or masonry will be done by the contractor. Any functional issues of available doors and windows should also be repaired to ensure smoother operation. Also all windows, doors and frames need refinishing if not get replaced. Necessity will be discussed during the site visit.

2. Paving in backyard area

- 1. The area marked in the drawing of 114 sq ft to be paved with necessary cleaning, levelling, compacting, draining, and filling as per the site instruction
- 2. The paving block should be of grade 1 made by LHP or Amtrad or MASCON
- 3. Installation shall be done as per the manufacturer's recommendation with standard compaction method so that no settlement can be seen withing two years after paving.

3. Refinishing of parquet floor area – both ground and upper floors

Total parquet floor area is 3066 sq ft

- 1. Need to prepare the site before start any works with precautions to avoid any potential damages to the property and surrounding of the work area at living room, dining room, upstairs stair landing and hallways. This may include covering some open area (should be dust proof), removing temporary structure, using dust extractor, covering damageable walkways etc

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2. Need to remove all loosen parquet floor tiles so that none of the pieces will have a spin out or noise due to separate bonding. Vendor is responsible to check the floor material 100% and remove all loosen pieces and rotten slats to renovate the floor in standard manner. If embassy uncover any slacken or separated pieces at any given stage of the works, the vendor should immediately remove and repair without deviating from the standard renovating procedure. Therefore it is better to inspect as deep as possible to find out defects at initial stage
3. Sizing, laying and gluing the removed parquet tiles and new pieces added to replace rotten ones need to be carried out by packing them together with no voids to fill later. All the new material that will be used to fill the rotten area of the floor should be properly treated for insects and self decomposition. Vendor should match the available color, close grain pattern and the type of wood as much as possible. If it requires staining, the stain should last at least five years without getting fade or discoloration.
4. Vendor must use floor sanding machine with dust proof collector bag so that any air born material is avoidable. If the floor sander produce unacceptably high level of floor dust, the work will be immediately stopped and ask to get the right machines or cancel the job order otherwise.
5. Fixed floor need to have a machine finished without any unevenness on the top. Vendor should fill all the gaps many times to have final finish floor having no settled gaps between tiles. We check this and only the floor having no settled joint filler will be accepted. The vendor shall re-fill all the gaps even at a later stage if we find any settlement due to poor workmanship or quality of material used having no incurred additional expenses to the US Embassy.
6. Vendor must do first few sanding operation and gap filling, piece replacement and gluing of loosen pieces before final finishing coats. Then the entire house should be cleaned as mentioned in line item 10 as applicable to this stage. Final finishing coats can be applied at the end of the wall painting works done by the embassy
7. Finished floor need to be properly stained, primed and varnished- one primer coat, two top coats and intermittent smoothen sanding (Recommend Seylac maximum duty primers and paints)
8. All the related works are subjected to be accepted / rejected due to poor quality of material and/or workmanship by Embassy professional while the project is going on at any given stage.

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9. If we find any damage/defect on the floor in a later stage, as a result of the renovation works carried out by the contractor, the contractor need to come and fix it without incurring any expenses to the embassy
10. At the end of the work, the house need vacuum cleaning to collect all the air born particles from window grills, walls, ceilings and any other area floor dust getting deposit as a result of carried out works.

4. Installation floor tiles – both ground and upper floors

- a. Vendor shall do floor tiling works in the areas as given in the drawing including ground floor patio, hallways, canopy floor, servant area, laundry room and upstairs balcony. Vendor shall verify the provided details in the drawing during the **site visit**.
- b. All floor area, as per the details in drawing, should to be re tiled with Lanka Floor tile of size 800 mm x 800 mm LAN P071A (will select a close by model with the selected vendor) type on top of the existing floor tiles.
- c. All material required to lay the floor tiles to be provided by the contractor including SwissTech tile mortar and grout. The exact tile details to be provided during the site visit.
- d. Remove all installed electrical, telephone or plumbing lines to support the works. Any installed furniture or fixed items affecting the tile replacement work to be removed carefully such that they should be installed back at the same places without any damages.
- e. The floor need chipping and making rough and filling up with a masonry plaster to level the floor with the rest of the floors surrounding as per the site instruction as necessary to ensure rigid and level floor and for the proper bonding of new floor tiles.
- f. Vendor shall do the additional concreting and necessary base work as per the drawing given and site instruction.
- g. Lay the new tiles having no extra gaps or misalignment in any direction.
- h. Any cut or finish not meeting the standard look need to be replaced at vendors cost. Any tile edges chipped or damaged due to cutting should be replaced.
- i. Should avoid any unevenness on the finished tiled floor. Vendor should try and apply maximum effort to keep the tile design in the whole floor by paying attention to the alignment and joints and sealant.
- j. It is required to make threshold for doorways and for any other level difference as a result of raising the floor level using the tiles. It is a must to ensure a smooth

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transition between any floors. As a result of the same, if the available doors become inoperable, the vendor will make the necessary adjustment so that the introduced mismatch can be rectified appropriately

- k. Must be able to carry out vigorous grouting job to ensure 100% seal between tiles. Vendor should seal all the pores after drying out the initial grout.
- l. All the removed wood cupboards, shelves need relocating and installing together to make them functional as expected
- m. The walls, nearby floors and any other affected area due to the construction of the new floor need refinishing and color washing appropriately to set up the original condition
- n. Any damages on tiles or the floor appearing after completion of the work should be repaired/replaced for a period of two years free of charge

5. Granite top to center table.

- 1. Need to replace table top of the kitchen center table with a 1" thick black granite to with necessary edging and supporting
- 2. This top will work as an independent work top and must check the stability of the installation for maintainability
- 3. Vendor shall take all dimensions during the [site visit](#).

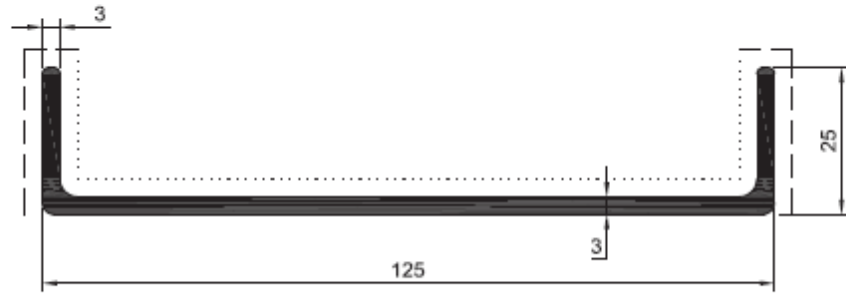
6. Concreting near water tank

- 1. Approximate area is about 66 sq ft
- 2. The area showed in the drawing need to be concreted with proper levelling and draining
- 3. Minimum thickness of 4" with 10 mm tore bar reinforcement at 12" x 12" netting and G25 concreting

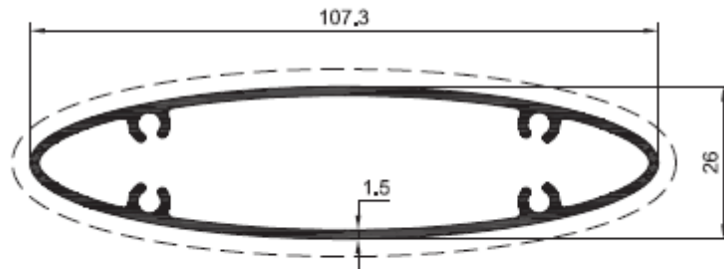
7. Installation of Aluminum Louvers

- 1. 61 ft longer perimeter wall in entry way of the house need to be raised to 7 ft from the current level
- 2. Aluminum white color powder coated frames, louvers must be used for the purpose
- 3. This partition will be in front of the available iron grills and the Aluminum heavy duty door section frame should be embedded into the wall with masonry filling and anchoring to the wall
- 4. Shall use the following louvers from Alumax for the purpose and will be installed as per manufacturer specifications and method.
- 5. Vendor shall do all refinishing and aesthetical surface finishes after installtion

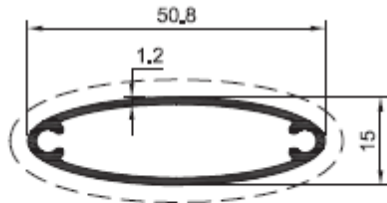
Sun Louver	Group 14 Page 06
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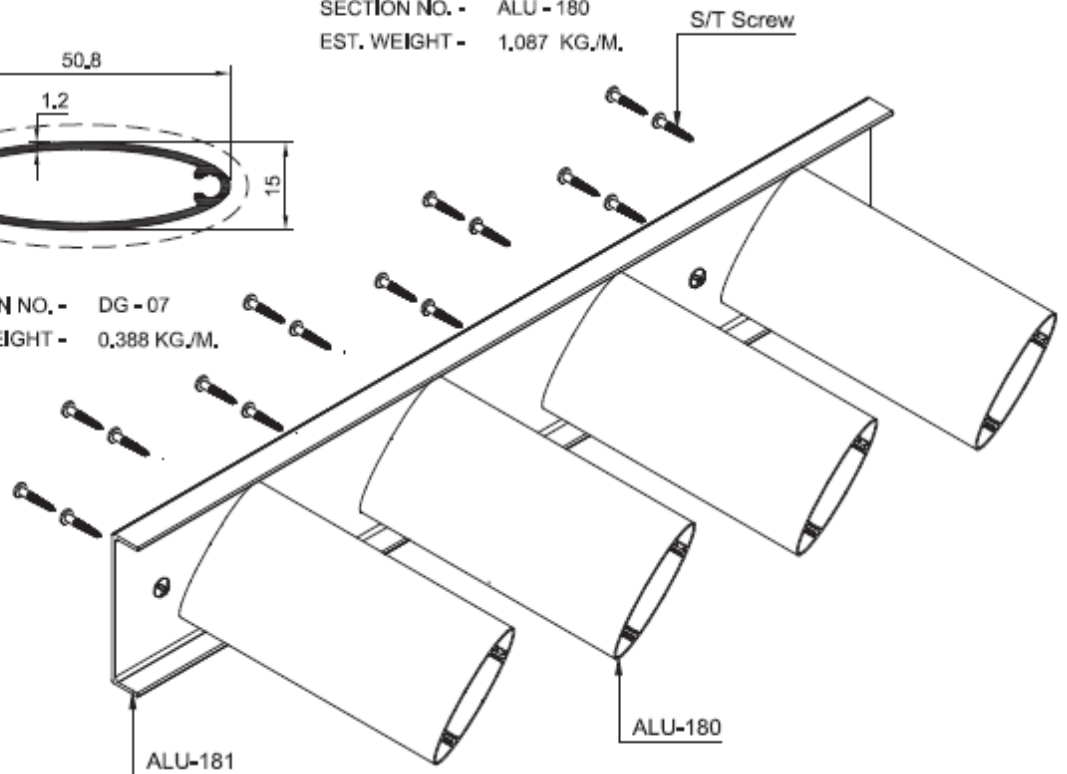
SECTION NO. - ALU - 181
EST. WEIGHT - 1.372 KG./M.



SECTION NO. - ALU - 180
EST. WEIGHT - 1.087 KG./M.



SECTION NO. - DG - 07
EST. WEIGHT - 0.388 KG./M.



6.

8. Rebuilding damaged portion of perimeter wall

1. Vendor shall get all the details necessary to build the damaged part of the perimeter wall as explained during the site visit.
2. Damaged portion of the wall shall be constructed as per the given drawing and the details are included
3. Must do excavation, footing, plinth beam and tie beam and the wall be of Amtrac or LHP solid block of 8" thick.
4. This wall will be constructed without complete demolition of the existing damaged wall. But necessary surface preparation with removal of the loosen plasters, tree roots and other potentiator damaged to the new construction must be removed
5. Wall must be of G 30 concrete and the masonry rendering should be of minimum 2" thick with 1:3 mix
6. Finishing must be done with CIC Weathershield ultra and primer coats and filler coats.
7. The entire portion of the construction should be warranted for two years for any settlement or deformation and vendor shall do the repairs free of charge to the embassy during the period.
8. All debris and any construction material shall be taken away and handover the site in clean and habitable condition. All the area around this construction must be refinished to make usable for new occupancy.

9. Main Roof Repair works

- a. Eave roof ceiling should be replaced with METRORIB of 840mm cover width and 0.47mm thickness zinc aluminum steel in a white color by Metecno Lanka. The available rotten sheet should be removed carefully so that none of the available material become friable or particles are air born. Not cutting or grinding is allowed. Changes to the available structure must be done to accommodate the new ceiling panels and the completely new structure using treated grade 1 Kempas should be installed at the end of rotten structure removal. All such structural part should have wood preservative and topcoats of aluminum sealer. Hard wood nailing is not allowed and need drilling and proper fastening with screws. Molding of exterior use of 1.5" x 1.5" out of matured and treated 'Lunumidella', A grade, should be installed along both side of the ceiling to cover the space inequalities.

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- b. Vendor shall replace 150 roof tiles of the same grade and brand (or close match) as directed by embassy carpentry team
- c. Any roof area damages should be repaired with mastic layer if not replaceable with new tiles or Zn Aluminum sheet metal. All cut edges should be primed with Zn-Phosphate
- d. All facials, gutters, brackets and downspout need replacement using same color Zn-Al color bonded sheet of 0.47 mm thickness or more. Minimum downspout cross section should be 5" x 5" or the existing, whichever the largest, and the gutter should be minimum 6" x 8" or the existing, whichever the largest, and must have proper galvanized custom-made brackets. Make the gutter wide enough to carry out the water without overflowing and make sure to provide adequate flow gradient.
- e. Must have a gutter flashing on valance board about 10" wide.
- f. The roof f should be PEST inaccessible by any means and necessary flashing, spacers and netting should be installed for any gaps wider than 3/4". After completion of the roof work, if there are any gaps for the rodent like PEST to get in, all those need full close having no such threat due to the negligence of partial roof refurbishment.
- g. All the metal joints in any part of the roof including gutters and downspout should be with no leaks or indication of possible leaks. This will be practically tested during and at the end of the construction
- h. All metal flashing, valley gutters, roof capping, or any and all metal parts used shall be replaced and the method should be of such that the available installation will not be disturbed and the new installation will improve the efficiency and be an added barrier of leak for longevity.
- i. If there are damaged wall edges or roof support masonry structure, the contractor need to repair them all to ensure trouble free roof.
- j. Contractor needs to carry out all the civil/carpentry works and finishes to re-store the original building condition after the renovation is completed and as the direct results of it. This may include masonry works, carpentry works and painting in walls, wood items, floor, windows, doors etc.
- k. Vendor shall paint all wall area around the main building up to 10 ft from the roof level to lower after carrying out detailed repair works on surface damages and natural degradations. This painting shall cover all paintable articles such as frames, windows, doors, canopy, etc. The gaps on any nature around the paintable surface

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shall be resealed with paintable silicon and other sealant as applicable. Vendor shall use CIC Weathershield Ultra, Zn-Phosphate, Primers, Enamel as applicable.

10. Installation of roof ceiling in garage

1. The available roof needs a new ceiling and as per the details and dimensions given in the drawing
2. Available roof sheet must be removed for the work and the structure should be refinished before the installation
3. Old insulation will not be removed, and new McFoil Ultra insulation layer will be installed
4. New Metrorib ceiling will be installed to the available structure using GI C purling installation
5. Entire ceiling will be 100% covers such that no pest intrusion to roof deck is possible
6. All gutters, downspouts, valance boards and flashings will be replace. The valance bord will be Zn-Aluminum material
7. All finishing work shall be done as per the site instruction
8. All paintable surfaces in the garage shall be painted with CIC painting
9. The floor shall be fully coated after cleaning and jet washing with Epoxy floor paint of two coats Ash color

11. Concreting the gate entry

1. The area in front of the garage needs to be G30 concreting with 10 mm tore bar steel of 12" netting and minimum 5" thickness
2. Excavation and levelling and draining the floor should be done such that no water will be stay in any part of the floor
3. The concreting should be of 4000 psi after curing of 21 days.

The Embassy reserves the right to inspect the quality of installation works and to order corrections or replacement, at no additional expense to the Embassy, of items determined as not meeting the minimum standards.

The contractor shall clean up left over materials from the site(s) prior to the project's being determined as complete. No trash or construction debris shall be left in the project area prior to acceptance by the Embassy. The contractor shall make every reasonable effort to keep the job site clean during the duration of the project. Must provide a function warranty for 2 years for material and workmanship.