



## STATEMENT OF WORK

FOR

*Construction/Renovation Services*

### **Façade Corrosion Treatment & Shutters Refurbishment for the CMRJ**



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

June 24<sup>th</sup>, 2021

→ PROJECT DESCRIPTION: The work affects the exterior 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 repair/treat the corrosion at the façade of the CMRJ building located on 18 Agron Road, Jerusalem as per the following SOW and specifications:

## **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).
- The Façade in question is the main entrance element of the CMRJ building
- The façade is an Architectural element that is for preservation. It is located at the Northern elevation of the building.
- The Façade consists of two balconies above ground, a covering slab at the roof level, two columns, and a cast concrete railing for the two balconies.
- The Architectural finish of the balconies, floor slabs and columns are exposed concrete with a hammered finish. The flooring of the balconies have tiled finish.
- The height of the façade is about 12 meters. And is 2X7 meters in size.
- There are climbing decorative plants on each side of the Façade which should be protected and preserved.

### **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 (Exterior Renovation and Refurbishment Work)**

### **2.1. Preparation and protection of the work area:**

- The Contractor shall build scaffolding and staging per the COR's instructions.
- The contractor shall protect all windows, doorways and any adjacent structures impacted by this project

**2.2. Repair and treatment work:** The main object of this project is to treat the spalling of exposed concrete of the façade and the treatment of rust and corrosion in both, concrete and steel rebars.

**2.3.** All work includes the preparation of surfaces, removal and disposal of existing materials to fix or repair the concrete and reinforcement rebars, as required.

**2.4.** Clean all concrete in accordance in accordance with Sika products.

**2.5.** All solutions must be executed without changing the existing texture of the exposed concrete and should match all repairs to the existing finish.

**2.6.** Work does not include the balcony railing columns-beams. Work does include general cleanup of the railing and power wash.

**2.7.** Specifications include:

- The disconnection and preservation of the plants to allow for the work to be executed, and later to be returned after treatment process;
- The removal of all mold, mildew, dirt, rust and any other matter to accept the Sikagard 701w (clear sealer) per the manufacturer instructions;
- Power wash all concrete to remove any residue from the above step;
- All areas with concrete spalling must be repaired in accordance with Sika products as outlined;
- Remove (manually only) all concrete flakes and chippings from the surface;
- Cut out all cracks in concrete to a depth of 15 mm and clean thoroughly;
- Concrete repairs shall include using "Sika Armatec 110" as a rebar coating/bonding agent as per the manufacturer instructions;
- Apply Patching material on all areas to be repaired as follows:

- a. Apply Sikatop-122 plus for patches up to 20 mm. in depth.
- b. Apply Sika-4200 for patches up to 80 mm. in depth.

2.8. For future Protection and a longer life span of the façade: Apply “Sika Ferrogard 903” to protect the concrete and penetrate all concrete elements to protect the concrete and steel from corrosion.

2.9. Architectural finish: the solutions must take into account that façade is for preservation. Use “SikaGard 680s” as a final finish of the façade. Work includes a color matching test of the concrete and texture and prior approval by the COR before proceeding with any treatment phase.

2.10. Waterproofing of the balcony floors using “Sikafloor 405”. This requires removal of exiting tiles, preserve them aside and reinstalling the tiles after applying the insulation.

2.11. **Repair of all the wooden Window Shutters:** The contractor shall provide all necessary tools, equipment and supplies to refurbish all the wooden shutters at the CMR’s exterior windows. The work shall be executed as per the following specifications:

- Disassemble all the 30 window shutters using a cherry picker/hydraulic crane or proper scaffolding as per the COR’s instructions;
- Replace any broken shutter or component;
- Supply and install 5 missing wooden shutters as per the approved shop drawings;
- Hinges and fittings shall be refurbished as well, replaced and/or added, if needed or missing. Scrap off all loose paint and scrape off rust down to clean metal fittings with sandpaper before applying the primer and the proper paint;
- All work for the shutters shall be performed at a carpentry workshop in accordance to the following specs:
  - a. The Contractor shall clean and prepare surfaces to be painted following the manufacturer's instructions before applying paint or surface treatments. This preparation includes removal of oil, dust, direct, loose rust, 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, chipping, etc. All surfaces must be clean and dry. The Contractor shall schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.
  - b. The Contractor shall apply a high quality exterior grade latex base paint – Tamaglass kind or equivalent - that matches as closely as possible the existing color on the exterior of the property, or a color as otherwise specified by the COR.
  - c. Materials Preparation: The Contractor shall mix and prepare paint following the manufacturer's directions.
  - d. Paint: This category includes coating systems materials, primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.

- e. Product Data: The Contractor shall submit manufacturer's technical information, label analysis, and application instructions to the COR for each paint material proposed for use, prior to starting work. The Contractor shall list each material and cross-reference specific coating and finish system and application as an attachment to the above submittal. The Contractor shall identify each material by the manufacturer's catalog number and general classification.
- f. The contractor will be responsible to re-install all windows using a cherry picker/hydraulic crane or proper scaffolding as per the COR's instructions and adjust them to properly by operated.

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. Samples: Submit samples of all items furnished by the contractor including shop drawings for the new shutters and fittings.
- 3.5. 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).
- 3.6. 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.**