

As of 14 September 2019

TECHNICAL SPECIFICATIONS

REPAIR/RENOVATION OF THE CARRIAGE HOUSE AT THE BACK OF THE AMBASSADOR'S RESIDENCE 2253 R St. NW Washington D.C. 20008

I. GENERAL CONDITIONS

1. The Contractor shall be responsible for the site preparation and mobilization including dismantling and disposal of unnecessary debris on site.
2. The Contractor shall be responsible for all necessary permits, authorizations, testing and certifications that may be required for the implementation and completion of the project.
3. The Contractor shall provide all the necessary design & engineering services, furnishing of materials, construction, and completion in every detail of the work comprising this project. The Contractor shall furnish all engineering and all of its associated direct and indirect costs, construction labor, materials, equipment, supervision, tools, transportation, and supplies required to complete the work in accordance with the requirements of the Contract. The terms and conditions of the Contract are fixed price and fixed time. The Contractor's submitted bid (time and cost) is to be a lump sum bid for completing the scope of work detailed in the Contract.
4. The Project shall be completed on or before December 17, 2019.
5. The Project shall be deemed completed and fully delivered under the contract only after the issuance of a Certificate of Acceptance by the Philippine Embassy.
6. The Contractor's Bid Proposal shall include a detailed cost of materials, parts and consumables with complete specifications, working Architectural and MEP plans/drawings, construction schedule indicating S-curve, Bar Chart and/or Pert-CPM. The construction schedule shall show the detailed works for the mobilization, dismantling, installation, finishing and other scope of works necessary to complete the project.
7. The contractor shall allow the Philippine Embassy's duly authorized representatives, to access the work area at any time for purposes of inspecting the project. It shall likewise furnish said representative necessary information and assistance to ensure a complete and detailed inspection.
8. The contractor shall ensure that the Project shall be completed in accordance with the approved project design/specifications and in conformity with the agreed schedule.
9. The Philippine Embassy reserves the right to reject any unacceptable (substandard) material installed or to be installed as well as faulty workmanship performed during the renovation, and to have any necessary removal, replacement and/or repairs conducted either by the Contractor or a Third Party at the Contractor's expense.

10. The Contractor warrants that it shall deploy only highly trained, qualified and competent workers in the implementation of the project and shall be responsible for damages, losses or injury arising from the project whether directly caused by the contractor's negligence, or of its employees, agents or subcontractors.
11. POST-CONSTRUCTION Phase shall include clearing/removal from the site all construction debris, REVIEW and TURN-OVER to the Embassy of the AS-BUILT PLANS, prepared by the contractor and the preparation of the final work accomplishment report including a warranty statement for a period of One (1) year from the final acceptance of the project.

II. SCOPE OF WORK

First Floor:

1. Install a secondary wall that will provide adequate structural support and reinforcement to the existing wall (which is usually damp, or even wet) separating the carriage house ("house") from the adjacent property, for the purpose of preventing possible structural problems in the future. The secondary wall should also address the problem of water seeping through the existing wall that produces excess moisture which may, over time, damage interior paints, rot wooden parts of the house and cause molds to grow;
2. Level the concrete floor and install new water-resistant vinyl wood planks;
3. Replace rotten stairs with new wooden stairs from first to the second floor;
4. Replace existing bathroom floor, walls and ceiling, insulation, provide new bathroom door, install new shower room, 3cm eased edge tops with white porcelain rectangular sink with single door cabinet, one shelf and three drawers, moisture and UV resistant finish, 22" vanity mirror, white elongated 17" height toilet bowl with maximum flush rate of 1.6 GPF, 8" recessed natural white LED downlight with built-in junction box and baffle trim lights, light switch, exhaust fan on the ceiling, a new ground-fault circuit interrupter (GFCI) receptacle outlet, electrical and plumbing installations;
5. Make use of the extra space on the left side (facing the door) of the bathroom for the installation of a new HVAC system;
6. Demolish the wall at the entrance of the house (right side) to open up the space and provide additional structural reinforcements for the roof in order to maintain structural integrity as a result of the demolition of the wall;
7. Replace the existing window with a new double hung vinyl energy efficient glass window;
8. Install fire alarm;
9. Repair walls and ceiling and install new drywall and insulation;
10. Provide six (6) new units of 8" recessed natural white LED downlights with built-in junction box and baffle trim, light switches and four (4) new GFCI receptacle outlets; and
11. Apply primer and 2 coats of white color paint to walls and ceiling.

Second Floor:

1. Replace existing bathroom floor, walls and ceiling, insulation, provide new bathroom door, install new shower room, 3cm eased edge tops with white porcelain rectangular sink with single door cabinet, one shelf and three drawers, moisture and UV resistant finish, 22" vanity mirror, white elongated 17" height toilet bowl with maximum flush rate of 1.6 GPF, 8" recessed natural white LED downlight with built-in junction box and baffle trim lights, light switch, exhaust fan on the ceiling, a new ground-fault circuit interrupter (GFCI) receptacle outlet, electrical and plumbing installations;
2. Replace the existing five (5) windows with five (5) new double hung vinyl energy efficient windows;
3. Repair wooden floor and install new water-resistant vinyl wood planks;
4. Repair walls and ceiling and install new drywall and insulation;
5. Install fire alarm;
6. Provide six (6) new units of 8" recessed natural white LED downlights with built-in junction box and baffle trim, light switches and four (4) new GFCI receptacle outlets; and
7. Apply primer and 2 coats of white color paint to walls and ceiling.

HVAC

1. Install a 3-ton HVAC System, for adequate air ventilation (supply and exhaust) for the first and second floors of the house, with quiet operation feature (69db), non-ozone depleting refrigerant, filter drier system protection from moisture and contaminants; and
2. HVAC System must be covered by at least one (1) year warranty from the contractor and manufacturer's warranty for parts and labor, and 10 year compressor warranty.