Dear Prospective Offeror:

SUBJECT: Revised Solicitation Number 19DR86-19-Q-0013-0002 – Make Ready PID 612

The Embassy of the United States of America invites you to submit a proposal for construction and repair services for an US Embassy controlled property in Las Praderas, Santo Domingo.

Your proposal must be submitted via email to SantoDomingoContracts@state.gov on or before **4:30pm on September 25, 2019**. No proposal will be accepted after this time.

In order for a proposal to be considered, you must also complete and submit the following:

1. SF-1442;
2. Section A, Pricing Schedule;
3. Section L, Representations and Certifications; and
4. Additional information as required in Section J.

Direct any questions regarding this solicitation to Lilian Bobadilla via email to SantoDomingoContracts@state.gov or by telephone at 809.368.7675 during regular business hours.

Please note: Proposals that do not conform to the solicitation specifications may be deemed technically unacceptable.

The U.S. Government intends to award a contract to the responsible company submitting an acceptable offer at the lowest price. We intend to award a contract based on initial proposals, without holding discussions, although we may hold discussions with companies in the competitive range if there is a need to do so.

Sincerely,

Phillip de Souza
Contracting Officer
AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

1. CONTRACT ID CODE
2. AMENDMENT/MODIFICATION NO. 0002
3. EFFECTIVE DATE 09/11/2019
4. REQUISITION/PURCHASE REQ. NO. PR8437367-0002
5. PROJECT NO. (If applicable)

6. ISSUED BY CODE DR860
   AMERICAN EMBASSY SANTO DOMINGO
   AV REP DE COLOMBIA 57 ALTOS DE ARROYO HONDO, ATTN: GSO
   SANTO DOMINGO
   DOMINICAN REPUBLIC

7. ADMINISTERED BY (If other than Item 6) CODE
   AMERICAN EMBASSY SANTO DOMINGO
   AV REP DE COLOMBIA 57 ALTOS DE ARROYO HONDO, ATTN: GSO
   SANTO DOMINGO
   DOMINICAN REPUBLIC

8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)
   .......

9. AMENDMENT OF SOLICITATION
   NO. 19DR8619Q0013
   DATED (SEE ITEM 11) 08/30/2019

10. MODIFICATION OF CONTRACT/ORDER NO.
    DATED (SEE ITEM 13)

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS
    X The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers
    X is extended,   is not extended.

    Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
    (a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.
    IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.
    CHECK ONE
    A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
    B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
    C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
    D. OTHER (Specify type of modification and authority)

    E. IMPORTANT: Contractor   is not,   is required to sign this document and return    copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

Changes to the Statement of work - Attachment 2 - Specifications, see continuation page for details. Offer due date extended until September, 25, 2019 at 4:30pm.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)
15B. CONTRACTOR/OFFEROR
15C. DATE SIGNED
   (Signature of person authorized to sign)

16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)
16B. UNITED STATES OF AMERICA
16C. DATE SIGNED 09/11/2019
   (Signature of Contracting Officer)

(Previous edition unusable)
Item 16B. The contracting officer's signature is not required on solicitation amendments. The contracting officer's signature is normally affixed last on supplemental agreements.
AMENDMENT 2 TO SOLICITATION 19DR86-19-Q-0013

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

This solicitation is hereby modified to reflect the following:

A. **REMOVE** from ATTACHMENT 2 – SPECIFICATIONS, SPECIFIC TASK TO BE PERFORMED line items 15, 16, 21, 23, 37, 38, 39, 40, 42, 54, 58, 75, 76, 82, 83, 85, 91, 93 and 103 from the numbered list.

B. **CHANGE** from ATTACHMENT 2 – SPECIFICATIONS, SPECIFIC TASK TO BE PERFORMED the following line items to read as follows:

45. Kitchen **Clean and adjust sink faucet** for the larger triple kitchen sink..

52. Guest bedroom. Replace toilet **flush valve**.

53. Guest bedroom. Replace bathtub faucet and drain **leaking from inside base**.

55. Guest bedroom. Replace **toilet paper holder**.

56. Guest bedroom. **Repair and paint** bathroom vanity.

63. Master Bedroom. **Replace Jacuzzi drain and silicone**.

64. Master Bedroom. **Repair and paint** the small bathroom vanity.

65. Master Bedroom. Replace **all sink drains**.

66. Master Bedroom. Replace toilet **flush valve**.

67. Master Bedroom. **Adjust** bathroom accessories kit.

73. Bedroom # 1.Replace sink faucet, drain, p-trap, shut off valves, nipples and sleeves, and clean faucet.

78. Bedroom # 2. Replace sink **drain and clean faucet**.

79. Bedroom # 2. Replace Jacuzzi **drain and clean faucet**.

81. Bedroom # 2. **Clean and adjust** Jacuzzi injectors

88. Shared bathroom. Replace toilet **chain flusher, wax seal, and seat**.
99. Place mosquito screen mesh over all windows and exterior doors. Note this includes all areas of the house. **For balconies, do not install on balcony railing, please install on sliding doors and windows only.**

C. Offer due date is **EXTENDED** until **September 25, 2019 at 4:30pm** local time.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remain unchanged and in full force and effect.

**END OF MODIFICATION**
SOLICITATION, OFFER, AND AWARD
(Construction, Alteration, or Repair)

1. SOLICITATION NUMBER
   19DR8619Q0013

2. TYPE OF SOLICITATION
   [ ] SEALED BID (IFB)
   [ ] NEGOTIATED (RFP)

3. DATE ISSUED
   08/30/2019

4. CONTRACT NUMBER

5. REQUISITION/PURCHASE REQUEST NUMBER
   PR8437367

6. PROJECT NUMBER

7. ISSUED BY CODE
   DR860

8. ADDRESS OFFER TO
   AMERICAN EMBASSY SANTO DOMINGO
   AV REP DE COLOMBIA 57 ALTOS DE ARROYO HONDO, ATTN: GSO
   SANTO DOMINGO
   DOMINICAN REPUBLIC

9. FOR INFORMATION CALL:
   a. NAME
      Lilian Bobadilla
   b. TELEPHONE NUMBER (Include area code) (NO COLLECT CALLS)
      809-368-7675

SOLICITATION

NOTE: In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder".

10. THE GOVERNMENT REQUIRES PERFORMANCE OF THE WORK DESCRIBED IN THESE DOCUMENTS (Title, identifying number, date)
    19DR8619Q0013_PID612_Make Ready Solicitation, Attachment 2 - Specifications, (See attached)

11. The contractor shall begin performance within ___5___ calendar days and complete it within ___21___ calendar days after receiving award, notice to proceed. This performance period is ___x___ mandatory ___☐___ negotiable. (See Attached).

12A. THE CONTRACTOR MUST FURNISH ANY REQUIRED PERFORMANCE AND PAYMENT BONDS? (If "YES," indicate within how many calendar days after award in Item 12B.)
    [x] YES  [☐] NO
    12B. CALENDAR DAYS
    10

13. ADDITIONAL SOLICITATION REQUIREMENTS:
    a. Sealed offers in original and ___x___ copies to perform the work required are due at the place specified in Item 8 by ___04:30___ (hour)
       local time ___09/20/2019___ (date). If this is a sealed bid solicitation, offers will be publicly opened at that time. Sealed envelopes
       containing offers shall be marked to show the offeror's name and address, the solicitation number, and the date and time offers are due.

    b. An offer guarantee ___x___ is, ___☐___ is not required.

    c. All offers are subject to the (1) work requirements, and (2) other provisions and clauses incorporated in the solicitation in full text or by reference.

    d. Offers providing less than ___30___ calendar days for Government acceptance after the date offers are due will not be considered and will be rejected.

STANDARD FORM 1442 (REV. 8/2014)
Prescribed by GSA - FAR (48 CFR) 53.236-1(d)
14. NAME AND ADDRESS OF OFFEROR (Include ZIP Code)

15. TELEPHONE NUMBER (Include area code)

16. REMITTANCE ADDRESS (Include only if different than Item 14.)

17. The offeror agrees to perform the work required at the prices specified below in strict accordance with the terms of this solicitation, if this offer is accepted by the Government in writing within _______ calendar days after the date offers are due. (Insert any number equal to or greater than the minimum requirement stated in Item 13d. Failure to insert any number means the offeror accepts the minimum in Item 13d.)

18. The offeror agrees to furnish any required performance and payment bonds.

19. ACKNOWLEDGMENT OF AMENDMENTS
   (The offeror acknowledges receipt of amendments to the solicitation -- give number and date of each)

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20a. NAME AND TITLE OF PERSON AUTHORIZED TO SIGN OFFER (Type or print)

20b. SIGNATURE

20c. OFFER DATE

21. ITEMS ACCEPTED:

22. AMOUNT

23. ACCOUNTING AND APPROPRIATION DATA

24. SUBMIT INVOICES TO ADDRESS SHOWN IN
   (4 copies unless otherwise specified)

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25. OTHER THAN FULL AND OPEN COMPETITION PURSUANT TO
    
   [ ] 0 U.S.C. 2304(c)( )
   [ ] 1 U.S.C. 253(c)( )

26. ADMINISTERED BY

27. PAYMENT WILL BE MADE BY

28. NEGOTIATED AGREEMENT (Contractor is required to sign this document and return copies to issuing office.) Contractor agrees to furnish and deliver all items or perform all work, requisitions identified on this form and any continuation sheets for the consideration slated in this contract. The rights and obligations of the parties to this contract shall be governed by (a) this contract award, (b) the solicitation, and (c) the clauses, representations, certifications, and specifications or incorporated by reference in or attached to this contract.

29. AWARD (Contractor is not required to sign this document.) Your offer on this solicitation is hereby accepted as to the items listed. This award consummates the contract, which consists of (a) the Government solicitation and your offer, and (b) this contract award. No further contractual document is necessary.

30a. NAME AND TITLE OF CONTRACTOR OR PERSON AUTHORIZED TO SIGN (Type or print)

30b. SIGNATURE

30c. DATE

31a. NAME OF CONTRACTING OFFICER (Type or print)

31b. UNITED STATES OF AMERICA, BY

31c. AWARD DATE

STANDARD FORM 1442 (REV. 8/2014) BACK
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SF-1442 COVER SHEET

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G. SPECIAL REQUIREMENTS

H. CLAUSES

I. LIST OF ATTACHMENTS

J. QUOTATION INFORMATION

K. EVALUATION CRITERIA

L. REPRESENTATIONS, CERTIFICATIONS, AND OTHER STATEMENTS OF OFFERORS OR QUOTERS

ATTACHMENTS:
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  Attachment 2: Specifications
  Attachment 3: Standard Form 25, "Performance and Guaranty Bond"
  Attachment 4: Standard Form 25A, "Payment Bond"
REQUEST FOR QUOTATIONS - CONSTRUCTION

A. PRICE

The Contractor shall complete all work, including furnishing all labor, material, equipment and services required under this purchase order for the following firm fixed price and within the time specified. This price shall include all labor, materials, all insurances, overhead and profit.

| Total Price (including all labor, materials, overhead and profit) |

A.1 VALUE ADDED TAX

VALUE ADDED TAX (ITBIS). The Government will not reimburse the Contractor for ITBIS under this contract. The Contractor shall not include a line for ITBIS on Invoices as the U.S. Embassy has a tax exemption certificate with the host government.

B. SCOPE OF WORK

The character and scope of the work are set forth in the contract. The Contractor shall furnish and install all materials required by this contract.

In case of differences between small and large-scale drawings, the latter will govern. Where a portion of the work is drawn in detail and the remainder of the work is indicated in outline, the parts drawn in detail shall apply also to all other portions of the work.

C. PACKAGING AND MARKING

Mark materials delivered to the site as follows:

19DR8619Q0013 – MAKE READY PID 612
DESCRIPTION OF CONTENTS
NUMBER OF ITEMS/PIECES

All materials shall be clearly marked on all sides with large bold legible lettering, stating what they are, their purpose, and the date they will be used.

Delivery of materials and equipment will occur one calendar day prior to the beginning of the task for which those materials and resources are needed. Delivery shall be coordinated with the COR at least three (3) calendar days prior to the delivery date. The COR will inform the contractor of the date, time, and preferred entrance to deliver materials to the job site.

D. INSPECTION AND ACCEPTANCE

The COR, or his/her authorized representatives, will inspect from time to time the services being performed and the supplies furnished to determine whether work is being performed in a satisfactory manner, and that all supplies are of acceptable quality and standards.
The Contractor shall be responsible for any countermeasures or corrective action, within the scope of this contract, which may be required by the Contracting Officer as a result of such inspection.

D.1 SUBSTANTIAL COMPLETION

(a) "Substantial Completion" means the stage in the progress of the work as determined and certified by the Contracting Officer in writing to the Contractor, on which the work (or a portion designated by the Government) is sufficiently complete and satisfactory. Substantial completion means that the property may be occupied or used for the purpose for which it is intended, and only minor items such as touch-up, adjustments, and minor replacements or installations remain to be completed or corrected which:

(1) do not interfere with the intended occupancy or utilization of the work, and
(2) can be completed or corrected within the time period required for final completion.

(b) The "date of substantial completion" means the date determined by the Contracting Officer or authorized Government representative as of which substantial completion of the work has been achieved.

Use and Possession upon Substantial Completion - The Government shall have the right to take possession of and use the work upon substantial completion. Upon notice by the Contractor that the work is substantially complete (a Request for Substantial Completion) and an inspection by the Contracting Officer or an authorized Government representative (including any required tests), the Contracting Officer shall furnish the Contractor a Certificate of Substantial Completion. The certificate will be accompanied by a Schedule of Defects listing items of work remaining to be performed, completed or corrected before final completion and acceptance. Failure of the Contracting Officer to list any item of work shall not relieve the Contractor of responsibility for complying with the terms of the contract. The Government's possession or use upon substantial completion shall not be deemed an acceptance of any work under the contract.

D.2 FINAL COMPLETION AND ACCEPTANCE

D.2.1 "Final completion and acceptance" means the stage in the progress of the work as determined by the Contracting Officer and confirmed in writing to the Contractor, at which all work required under the contract has been completed in a satisfactory manner, subject to the discovery of defects after final completion, and except for items specifically excluded in the notice of final acceptance.

D.2.2 The "date of final completion and acceptance" means the date determined by the Contracting Officer when final completion of the work has been achieved, as indicated by written notice to the Contractor.

D.2.3 FINAL INSPECTION AND TESTS. The Contractor shall give the Contracting Officer at least five (5) days advance written notice of the date when the work will be fully
completed and ready for final inspection and tests. Final inspection and tests will be started not later than the date specified in the notice unless the Contracting Officer determines that the work is not ready for final inspection and so informs the Contractor.

D.2.4 FINAL ACCEPTANCE. If the Contracting Officer is satisfied that the work under the contract is complete (with the exception of continuing obligations), the Contracting Officer shall issue to the Contractor a notice of final acceptance and make final payment upon:

- Satisfactory completion of all required tests,
- A final inspection that all items by the Contracting Officer listed in the Schedule of Defects have been completed or corrected and that the work is finally complete (subject to the discovery of defects after final completion), and
- Submittal by the Contractor of all documents and other items required upon completion of the work, including a final request for payment (Request for Final Acceptance).

E. DELIVERIES OR PERFORMANCE

52.211-10 COMMENCEMENT, PROSECUTION, AND COMPLETION OF WORK (APR 1984)

The Contractor shall be required to:
- commence work under this contract within five (5) calendar days after the date the Contractor receives the notice to proceed,
- prosecute the work diligently, and,
- complete the entire work ready for use not later than thirty (30) calendar days.

The time stated for completion shall include final cleanup of the premises.

52.211-12 LIQUIDATED DAMAGES - CONSTRUCTION (SEPT 2000)

(a) If the Contractor fails to complete the work within the time specified in the contract, or any extension, the Contractor shall pay liquidated damages to the Government in the amount of USD$250.00 for each calendar day of delay until the work is completed or accepted.

(b) If the Government terminates the Contractor’s right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Default clause.

CONTRACTOR’S SUBMISSION OF CONSTRUCTION SCHEDULES

(a) The time for submission of the schedules referenced in FAR 52.236-15, "Schedules for Construction Contracts", paragraph (a), is hereby modified to reflect the due date for submission as “five (5) calendar days after receipt of an executed contract".
(b) These schedules shall include the time by which shop drawings, product data, samples and other submittals required by the contract will be submitted for approval.

(c) The Contractor shall revise such schedules (1) to account for the actual progress of the work, (2) to reflect approved adjustments in the performance schedule, and (3) as required by the Contracting Officer to achieve coordination with work by the Government and any separate contractors used by the Government. The Contractor shall submit a schedule, which sequences work so as to minimize disruption at the job site.

(d) All deliverables shall be in the English language and any system of dimensions (English or metric) shown shall be consistent with that used in the contract. No extension of time shall be allowed due to delay by the Government in approving such deliverables if the Contractor has failed to act promptly and responsively in submitting its deliverables. The Contractor shall identify each deliverable as required by the contract.

(e) Acceptance of Schedule: When the Government has accepted any time schedule; it shall be binding upon the Contractor. The completion date is fixed and may be extended only by a written contract modification signed by the Contracting Officer. Acceptance or approval of any schedule or revision thereof by the Government shall not:

(1) Extend the completion date or obligate the Government to do so,
(2) Constitute acceptance or approval of any delay, or
(3) Excuse the Contractor from or relieve the Contractor of its obligation to maintain the progress of the work and achieve final completion by the established completion date.

NOTICE OF DELAY

If the Contractor receives a notice of any change in the work, or if any other conditions arise which are likely to cause or are actually causing delays which the Contractor believes may result in late completion of the project, the Contractor shall notify the Contracting Officer. The Contractor’s notice shall state the effect, if any, of such change or other conditions upon the approved schedule, and shall state in what respects, if any, the relevant schedule or the completion date should be revised. The Contractor shall give such notice promptly, not more than ten (10) days after the first event giving rise to the delay or prospective delay. Only the Contracting Officer may make revisions to the approved time schedule.

NOTICE TO PROCEED

(a) After receiving and accepting any bonds or evidence of insurance, the Contracting Officer will provide the Contractor a Notice to Proceed. The Contractor must then prosecute the work, commencing and completing performance not later than the time period established in the contract.

(b) It is possible that the Contracting Officer may elect to issue the Notice to Proceed before receipt and acceptance of any bonds or evidence of insurance. Issuance of a Notice to
Proceed by the Government before receipt of the required bonds or insurance certificates or policies shall not be a waiver of the requirement to furnish these documents.

WORKING HOURS

All work shall be performed during regular business hours, Monday through Friday from 8:30am until 5:00pm. Other hours, if requested by the Contractor, may be approved by the Contracting Officer's Representative (COR). The Contractor shall give 24 hours in advance to COR who will consider any deviation from the hours identified above. Changes in work hours, initiated by the Contractor, will not be a cause for a price increase.

PRECONSTRUCTION CONFERENCE

A preconstruction conference will be held 10 days after contract award at Calle C #31, Las Praderas to discuss the schedule, submittals, notice to proceed, mobilization and other important issues that effect construction progress. See FAR 52.236-26, Preconstruction Conference.

| DELIVERABLES - The following items shall be delivered under this contract: |
| Description | Quantity | Deliver Date | Deliver To |
| Section G. Securities/Insurance | 1 | 10 days after award | CO |
| Section E. Construction Schedule | 1 | 10 days after award | COR |
| Section E. Preconstruction Conference | 1 | 10 days after award | COR |
| Section G. Personnel Biographies | 1 | 10 days after award | COR |
| Section F. Payment Request | 1 | Last calendar day of each month | COR |
| Section D. Request for Substantial Completion | 1 | 15 days before inspection | COR |
| Section D. Request for Final Acceptance | 1 | 5 days before inspection | COR |

F. ADMINISTRATIVE DATA

652.242-70 CONTRACTING OFFICER'S REPRESENTATIVE (COR) (AUG 1999)

(a) The Contracting Officer may designate in writing one or more Government employees, by name or position title, to take action for the Contracting Officer under this contract. Each designee shall be identified as a Contracting Officer’s Representative (COR). Such designation(s) shall specify the scope and limitations of the authority so delegated; provided, that the designee shall not change the terms or conditions of the contract, unless the COR is a warranted Contracting Officer and this authority is delegated in the designation.

(b) The COR for this contract is Make Ready Supervisor
PAYMENT: The Contractor's attention is directed to Section H, 52.232-5, "Payments Under Fixed-Price Construction Contracts". The following elaborates on the information contained in that clause.

Requests for payment, may be made no more frequently than monthly. Payment requests shall cover the value of labor and materials completed and in place, including a prorated portion of overhead and profit.

After receipt of the Contractor's request for payment, and on the basis of an inspection of the work, the Contracting Officer shall make a determination as to the amount, which is then due. If the Contracting Officer does not approve payment of the full amount applied for, less the retainage allowed by in 52.232-5, the Contracting Officer shall advise the Contractor as to the reasons.

Under the authority of 52.232-27(a), the 14 day period identified in FAR 52.232-27(a)(1)(i)(A) is hereby changed to 30 days.

Financial Management Office
U.S. Embassy Santo Domingo
SantoDomingoPayments@state.gov

G. SPECIAL REQUIREMENTS

G.1.0 PERFORMANCE/PAYMENT PROTECTION - The Contractor shall furnish some form of payment protection as described in 52.228-13 in the amount of 50% of the contract price. The Contractor shall provide a performance or payment bond; see Attachment 3 or Attachment 4 for forms.

G.1.1 The Contractor shall provide the information required by the paragraph above within ten (10) calendar days after award. Failure to timely submit the required security may result in rescinding or termination of the contract by the Government. If the contract is terminated, the Contractor will be liable for those costs as described in FAR 52.249-10, Default (Fixed-Price Construction), which is included in this purchase order.

G.1.2 The bonds or alternate performance security shall guarantee the Contractor's execution and completion of the work within the contract time. This security shall also guarantee the correction of any defects after completion, the payment of all wages and other amounts payable by the Contractor under its subcontracts or for labor and materials, and the satisfaction or removal of any liens or encumbrances placed on the work.

G.1.3 The required securities shall remain in effect in the full amount required until final acceptance of the project by the Government. Upon final acceptance, the penal sum of the performance security shall be reduced to 10% of the contract price. The security shall remain in effect for one year after the date of final completion and acceptance, and the Contractor shall pay any premium required for the entire period of coverage.
G.2.0 INSURANCE - The Contractor is required by FAR 52.228-5, "Insurance - Work on a Government Installation" to provide whatever insurance is legally necessary. The Contractor shall at its own expense provide and maintain during the entire performance period the following insurance amounts:

G.2.1 GENERAL LIABILITY (includes premises/operations, collapse hazard, products, completed operations, contractual, independent contractors, broad form property damage, personal injury):

| (1) BODILY INJURY, ON OR OFF THE SITE, IN U.S. DOLLARS |
|----------------------------------|----------------------------------|
| Per Occurrence | 10% of the contract value |
| Cumulative | 20% of the contract value |

| (2) PROPERTY DAMAGE, ON OR OFF THE SITE, IN U.S. DOLLARS |
|----------------------------------|----------------------------------|
| Per Occurrence | 10% of the contract value |
| Cumulative | 20% of the contract value |

G.2.2 The foregoing types and amounts of insurance are the minimums required. The Contractor shall obtain any other types of insurance required by local law or that are ordinarily or customarily obtained in the location of the work. The limit of such insurance shall be as provided by law or sufficient to meet normal and customary claims.

G.2.3 The Contractor agrees that the Government shall not be responsible for personal injuries or for damages to any property of the Contractor, its officers, agents, servants, and employees, or any other person, arising from and incident to the Contractor's performance of this contract. The Contractor shall hold harmless and indemnify the Government from any and all claims arising therefrom, except in the instance of gross negligence on the part of the Government.

G.2.4 The Contractor shall obtain adequate insurance for damage to, or theft of, materials and equipment in insurance coverage for loose transit to the site or in storage on or off the site.

G.2.5 The general liability policy required of the Contractor shall name "the United States of America, acting by and through the Department of State", as an additional insured with respect to operations performed under this contract.

G.3.0 DOCUMENT DESCRIPTIONS

G.3.1 SUPPLEMENTAL DOCUMENTS: The Contracting Officer shall furnish from time to time such detailed drawings and other information as is considered necessary, in the opinion of the Contracting Officer, to interpret, clarify, supplement, or correct inconsistencies, errors or omissions in the Contract documents, or to describe minor changes in the work not
involving an increase in the contract price or extension of the contract time. The Contractor shall comply with the requirements of the supplemental documents, and unless prompt objection is made by the Contractor within 20 days, their issuance shall not provide for any claim for an increase in the Contract price or an extension of contract time.

G.3.1.1. RECORD DOCUMENTS. The Contractor shall maintain at the project site:

(1) a current marked set of Contract drawings and specifications indicating all interpretations and clarification, contract modifications, change orders, or any other departure from the contract requirements approved by the Contracting Officer; and,
(2) a complete set of record shop drawings, product data, samples and other submittals as approved by the Contracting Officer.

G.3.1.2. "As-Built" Documents: After final completion of the work, but before final acceptance thereof, the Contractor shall provide:

(1) a complete set of "as-built" drawings, based upon the record set of drawings, marked to show the details of construction as actually accomplished; and,
(2) record shop drawings and other submittals, in the number and form as required by the specifications.

G.4.0 LAWS AND REGULATIONS - The Contractor shall, without additional expense to the Government, be responsible for complying with all laws, codes, ordinances, and regulations applicable to the performance of the work, including those of the host country, and with the lawful orders of any governmental authority having jurisdiction. Host country authorities may not enter the construction site without the permission of the Contracting Officer. Unless otherwise directed by the Contracting Officer, the Contractor shall comply with the more stringent of the requirements of such laws, regulations and orders and of the contract. In the event of a conflict between the contract and such laws, regulations and orders, the Contractor shall promptly advise the Contracting Officer of the conflict and of the Contractor's proposed course of action for resolution by the Contracting Officer.

G.4.1 The Contractor shall comply with all local labor laws, regulations, customs and practices pertaining to labor, safety, and similar matters, to the extent that such compliance is not inconsistent with the requirements of this contract.

G.4.2 The Contractor shall give written assurance to the Contracting Officer that all subcontractors and others performing work on or for the project have obtained all requisite licenses and permits.

G.4.3 The Contractor shall submit proper documentation and evidence satisfactory to the Contracting Officer of compliance with this clause.
G.5.0 CONSTRUCTION PERSONNEL - The Contractor shall maintain discipline at the site and at all times take all reasonable precautions to prevent any unlawful, riotous, or disorderly conduct by or among those employed at the site. The Contractor shall ensure the preservation of peace and protection of persons and property in the neighborhood of the project against such action. The Contracting Officer may require, in writing that the Contractor remove from the work any employee that the Contracting Officer deems incompetent, careless, insubordinate or otherwise objectionable, or whose continued employment on the project is deemed by the Contracting Officer to be contrary to the Government's interests.

G.5.1 If the Contractor has knowledge that any actual or potential labor dispute is delaying or threatens to delay the timely performance of this contract, the Contractor shall immediately give notice, including all relevant information, to the Contracting Officer.

G.5.2 After award, the Contractor has ten calendar days to submit to the Contracting Officer a list of workers and supervisors assigned to this project for the Government to conduct all necessary security checks. It is anticipated that security checks will take thirty (30) days to perform. For each individual the list shall include:

- Full Name
- Place and Date of Birth
- Current Address
- Identification number (Cédula de Identidad y Electoral or Passport)

Failure to provide any of the above information may be considered grounds for rejection and/or resubmittal of the application. Once the Government has completed the security screening and approved the applicants a badge will be provided to the individual for access to the site. This badge may be revoked at any time due to the falsification of data, or misconduct on site.

G.5.3 The Contractor shall provide an English speaking supervisor on site at all times. This position is considered as key personnel under this purchase order.

G.6.0 Materials and Equipment - All materials and equipment incorporated into the work shall be new and for the purpose intended, unless otherwise specified. All workmanship shall be of good quality and performed in a skillful manner that will withstand inspection by the Contracting Officer.

G.7.0 SPECIAL WARRANTIES

G.7.1 Any special warranties that may be required under the contract shall be subject to the stipulations set forth in 52.246-21, "Warranty of Construction", as long as they are not in conflict.

G.7.2 The Contractor shall obtain and furnish to the Government all information required to make any subcontractor's, manufacturer's, or supplier's guarantee or warranty legally binding and effective. The Contractor shall submit both the information and the guarantee or
warranty to the Government in sufficient time to permit the Government to meet any time limit specified in the guarantee or warranty, but not later than completion and acceptance of all work under this contract.

G.8.0 EQUITABLE ADJUSTMENTS

Any circumstance for which the contract provides an equitable adjustment that causes a change within the meaning of paragraph (a) of the "Changes" clause shall be treated as a change under that clause; provided, that the Contractor gives the Contracting Officer prompt written notice (within 20 days) stating:

(a) the date, circumstances, and applicable contract clause authorizing an equitable adjustment and
(b) that the Contractor regards the event as a changed condition for which an equitable adjustment is allowed under the contract

The Contractor shall provide written notice of a differing site condition within 10 calendar days of occurrence following FAR 52.236-2, Differing Site Conditions.

G.9.0 ZONING APPROVALS AND PERMITS

The Government shall be responsible for:

- obtaining proper zoning or other land use control approval for the project
- obtaining the approval of the Contracting Drawings and Specifications
- paying fees due for the foregoing; and,
- for obtaining and paying for the initial building permits.
H. **CLAUSES**

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es): [http://www.acquisition.gov/far/](http://www.acquisition.gov/far/) or [http://farsite.hill.af.mil/vffara.htm](http://farsite.hill.af.mil/vffara.htm). Please note these addresses are subject to change.

If the Federal Acquisition Regulation (FAR) is not available at the locations indicated above, use the Department of State Acquisition website at [https://www.ecfr.gov/cgi-bin/text-idx?SID=2e978208d0d2aa44fb9502725ecac4e5&mc=true&tpl=/ecfrbrowse/Title48/48chapter6.tpl](https://www.ecfr.gov/cgi-bin/text-idx?SID=2e978208d0d2aa44fb9502725ecac4e5&mc=true&tpl=/ecfrbrowse/Title48/48chapter6.tpl) to access links to the FAR. You may also use an internet “search engine” (for example, Google, Yahoo, Excite) to obtain the latest location of the most current FAR.

The following Federal Acquisition Regulation clause(s) is/are incorporated by reference (48 CFR CH. 1):

<table>
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<tr>
<th>CLAUSE</th>
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<tr>
<td>52.202-1</td>
<td>DEFINITIONS (NOV 2013)</td>
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<td>52.222-1</td>
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52.232-34  PAYMENT BY ELECTRONIC FUNDS TRANSFER – OTHER THAN SYSTEM FOR AWARD MANAGEMENT (JULY 2013)

52.233-1  DISPUTES (MAY 2014) Alternate I (DEC 1991)

52.233-3  PROTEST AFTER AWARD (AUG 1996)

52.236-2  DIFFERING SITE CONDITIONS (APR 1984)

52.236-3  SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK (APR 1984)

52.236-5  MATERIAL AND WORKMANSHIP (APR 1984)

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52.236-7  PERMITS AND RESPONSIBILITIES (NOV 1991)

52.236-8  OTHER CONTRACTS (APR 1984)

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52.236-10 OPERATIONS AND STORAGE AREAS (APR 1984)

52.236-11 USE AND POSSESSION PRIOR TO COMPLETION (APR 1984)

52.236-12 CLEANING UP (APR 1984)

52.236-13 ACCIDENT PREVENTION (NOV 1991)

52.236-14 AVAILABILITY AND USE OF UTILITY SERVICES (APR 1984)

52.236-15 SCHEDULES FOR CONSTRUCTION CONTRACTS (APR 1984)

52.236-21 SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION (FEB 1997)

52.236-26 PRECONSTRUCTION CONFERENCE (FEB 1995)

52.242-14 SUSPENSION OF WORK (APR 1984)

52.243-4  CHANGES (JUN 2007)

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</tbody>
</table>

The following Department of State Acquisition Regulation (DOSAR) clause(s) is/are set forth in full text:

652.229-71 PERSONAL PROPERTY DISPOSITION AT POSTS ABROAD (AUG 1999)

Regulations at 22 CFR Part 136 require that U.S. Government employees and their families do not profit personally from sales or other transactions with persons who are not themselves entitled to exemption from import restrictions, duties, or taxes. Should the Contractor experience importation or tax privileges in a foreign country because of its contractual relationship to the United States Government, the Contractor shall observe the requirements of 22 CFR Part 136 and all policies, rules, and procedures issued by the chief of mission in that foreign country.

(End of clause)

CONTRACTOR IDENTIFICATION (JULY 2008)

Contract performance may require contractor personnel to attend meetings with government personnel and the public, work within government offices, and/or utilize government email.

Contractor personnel must take the following actions to identify themselves as non-federal employees:

1) Use an e-mail signature block that shows name, the office being supported and company affiliation (e.g. “John Smith, Office of Human Resources, ACME Corporation Support Contractor”);
2) Clearly identify themselves and their contractor affiliation in meetings;
3) Identify their contractor affiliation in Departmental e-mail and phone listings whenever contractor personnel are included in those listings; and
4) Contractor personnel may not utilize Department of State logos or indicia on business cards.

(End of clause)

652.236-70 ADDITIONAL SAFETY MEASURES (OCT 2017)

In addition to the safety/accident prevention requirements of FAR 52.236-13, Accident Prevention Alternate I, the contractor shall comply with the following additional safety measures.

(a) High Risk Activities. If the project contains any of the following high risk activities, the contractor shall follow the section in the latest edition, as of the date of the solicitation, of the U.S. Army Corps of Engineers Safety and Health manual, EM 385-1-1, that corresponds to the high risk activity. Before work may proceed, the contractor must obtain approval from the COR of the written safety plan required by FAR 52.236-13, Accident Prevention Alternate I (see paragraph (f) below), containing specific hazard mitigation and control techniques.

(1) Scaffolding;
(2) Work at heights above 1.8 meters;
(3) Trenching or other excavation greater than one (1) meter in depth;
(4) Earth-moving equipment and other large vehicles;
(5) Cranes and rigging;
(6) Welding or cutting and other hot work;
(7) Partial or total demolition of a structure;
(8) Temporary wiring, use of portable electric tools, or other recognized electrical hazards. Temporary wiring and portable electric tools require the use of a ground fault circuit interrupter (GFCI) in the affected circuits; other electrical hazards may also require the use of a GFCI;
(9) Work in confined spaces (limited exits, potential for oxygen less than 19.5 percent or combustible atmosphere, potential for solid or liquid engulfment, or other hazards considered to be immediately dangerous to life or health such as water tanks, transformer vaults, sewers, cisterns, etc.);
(10) Hazardous materials - a material with a physical or health hazard including but not limited to, flammable, explosive, corrosive, toxic, reactive or unstable, or any operations, which creates any kind of contamination inside an occupied building such as dust from demolition activities, paints, solvents, etc.; or
(11) Hazardous noise levels as required in EM 385-1 Section 5B or local standards if more restrictive.

(b) **Safety and Health Requirements.** The contractor and all subcontractors shall comply with the latest edition of the U.S. Army Corps of Engineers Safety and Health manual EM 385-1-1, or OSHA 29 CFR parts 1910 or 1926 if no EM 385-1-1 requirements are applicable, and the accepted contractor’s written safety program.

(c) **Mishap Reporting.** The contractor is required to report **immediately** all mishaps to the COR and the contracting officer. A “mishap” is any event causing injury, disease or illness, death, material loss or property damage, or incident causing environmental contamination. The mishap reporting requirement shall include fires, explosions, hazardous materials contamination, and other similar incidents that may threaten people, property, and equipment.

(d) **Records.** The contractor shall maintain an accurate record on all mishaps incident to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to or theft of property, materials, supplies, or equipment. The contractor shall report this data in the manner prescribed by the contracting officer.

(e) **Subcontracts.** The contractor shall insert this clause, including this paragraph (e), with appropriate changes in the designation of the parties, in subcontracts.

(f) **Written program.** The plan required by paragraph (f)(1) of the clause entitled “Accident Prevention Alternate I” shall be known as the Site Safety and Health Plan (SSHP) and shall address any activities listed in paragraph (a) of this clause, or as otherwise required by the contracting officer/COR.

(1) The SSHP shall be submitted at least 10 working days prior to commencing any activity at the site.

(2) The plan must address developing activity hazard analyses (AHAs) for specific tasks. The AHAs shall define the activities being performed and identify the work sequences, the specific anticipated hazards, site conditions, equipment, materials, and the control measures to be implemented to eliminate or reduce each hazard to an acceptable level of risk. Work shall not begin until the AHA for the work activity has been accepted by the COR and discussed with all engaged in the activity, including the Contractor, subcontractor(s), and Government on-site representatives.

(3) The names of the Competent/Qualified Person(s) required for a particular activity (for example, excavations, scaffolding, fall protection, other activities as specified by EM 385-1-1) shall be identified and included in the AHA. Proof of their competency/qualification shall be submitted to the contracting officer or COR for acceptance prior to the start of that work activity. The AHA shall be reviewed and modified as necessary to address changing site conditions, operations, or change of competent/qualified person(s).

(End of clause)
652.242-73  AUTHORIZATION AND PERFORMANCE (AUG 1999)

(a) The Contractor warrants the following:
   (1) That it has obtained authorization to operate and do business in the country or
       countries in which this contract will be performed;
   (2) That it has obtained all necessary licenses and permits required to perform this
       contract; and,
   (3) That it shall comply fully with all laws, decrees, labor standards, and regulations of
       said country or countries during the performance of this contract.

(b) If the party actually performing the work will be a subcontractor or joint venture partner,
    then such subcontractor or joint venture partner agrees to the requirements of paragraph (a) of
    this clause.

   (End of clause)

652.243-70  NOTICES (AUG 1999)

   Any notice or request relating to this contract given by either party to the other shall be in
   writing. Said notice or request shall be mailed or delivered by hand to the other party at the
   address provided in the schedule of the contract. All modifications to the contract must be made
   in writing by the Contracting Officer.

   (End of clause)
# I. LIST OF ATTACHMENTS

<table>
<thead>
<tr>
<th>ATTACHMENT NUMBER</th>
<th>DESCRIPTION OF ATTACHMENT</th>
<th>NUMBER OF PAGES</th>
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<td>Attachment 1</td>
<td>Breakdown of Price by Divisions of Specifications</td>
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<td>Attachment 2</td>
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<td>Standard From 25, &quot;Performance And Guaranty Bond&quot;</td>
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<tr>
<td>Attachment 4</td>
<td>Standard Form 25a, &quot;Payment Bond&quot;</td>
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</tr>
</tbody>
</table>
J. QUOTATION INFORMATION

1. QUALIFICATIONS OF OFFERORS

Offerors/quoters must be technically qualified and financially responsible to perform the work described in this solicitation. At a minimum, each Offeror/Quoter must meet the following requirements:

(1) Be able to understand written and spoken English;
(2) Have an established business with a permanent address and telephone listing;
(3) Be able to demonstrate prior construction experience with suitable references;
(4) Have the necessary personnel, equipment and financial resources available to perform the work;
(5) Have all licenses and permits required by local law;
(6) Meet all local insurance requirements;
(7) Have the ability to obtain or to post adequate performance security, such as bonds, irrevocable letters of credit or guarantees issued by a reputable financial institution;
(8) Have no adverse criminal record; and
(9) Have no political or business affiliation which could be considered contrary to the interests of the United States.

2. SUBMISSION OF QUOTATIONS

This solicitation is for the performance of the construction services described in SCOPE OF WORK, and the Attachments which are a part of this request for quotation.

<table>
<thead>
<tr>
<th>VOLUME</th>
<th>TITLE</th>
<th>NUMBER OF COPIES*</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Standard Form 1442 including a completed Attachment 1, &quot;BREAKDOWN OF PROPOSAL PRICE BY DIVISIONS OF SPECIFICATIONS&quot;</td>
<td>1</td>
</tr>
<tr>
<td>II</td>
<td>Performance schedule in the form of a &quot;bar chart&quot; and Business Management/Technical Proposal</td>
<td>1</td>
</tr>
</tbody>
</table>

Submit the complete quotation to the address indicated below:

SantoDomingoContracts@state.gov

The Offeror/Quoter shall identify and explain/justify any deviations, exceptions, or conditional assumptions taken with respect to any of the instructions or requirements of this request for quotation in the appropriate volume of the offer.

VOLUME II: Performance Schedule and Business Management/Technical Proposal.
(a) Present the performance schedule in the form of a "bar chart" indicating when the various portions of the work will be commenced and completed within the required schedule. This bar chart shall be in sufficient detail to clearly show each segregable portion of work and its planned commencement and completion date.

(b) The Business Management/Technical Proposal shall be in two parts, including the following information:

Proposed Work Information - Provide the following:
   (1) A list of the names, addresses and telephone numbers of the owners, partners, and principal officers of the Offeror;
   (2) The name and address of the Offeror's field superintendent for this project;
   (3) A list of the names, addresses, and telephone numbers of subcontractors and principal materials suppliers to be used on the project, indicating what portions of the work will be performed by them; and,

Experience and Past Performance - List all contracts and subcontracts your company has held over the past three years for the same or similar work. Provide the following information for each contract and subcontract:

   (1) Customer's name, address, and telephone numbers of customer's lead contract and technical personnel;
   (2) Contract number and type;
   (3) Date of the contract award place(s) of performance, and completion dates;
   Contract dollar value;
   (4) Brief description of the work, including responsibilities; and
   (5) Any litigation currently in process or occurring within last 5 years.

3. 52.236-27 SITE VISIT (CONSTRUCTION) (FEB 1995)

   (a) The clauses at 52.236-2, Differing Site Conditions, and 52.236-3, Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

   (b) A site visit has been scheduled for September 6, 2019, at 9:00AM local time.

   (c) Participants will meet at Calle C #31, Las Praderas, Santo Domingo, Dominican Republic.

4. D. MAGNITUDE OF CONSTRUCTION PROJECT

   It is anticipated that the range in price of this contract will be: Between $25,000 and $100,000.

5. LATE QUOTATIONS. Late quotations shall be handled in accordance with FAR.
6. 52.252-1 SOLICITATION PROVISIONS INCORPORATED BY REFERENCE (FEB 1998)

This contract incorporates the following provisions by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. The offeror is cautioned that the listed provisions may include blocks that must be completed by the offeror and submitted with its quotation or offer. In lieu of submitting the full text of those provisions, the offeror may identify the provision by paragraph identifier and provide the appropriate information with its quotation or offer.

Also, the full text of a solicitation provision may be accessed electronically at: http://acquisition.gov/far/index.html/ or http://farsite.hill.af.mil/vfiara.htm. Please note these addresses are subject to change.

If the Federal Acquisition Regulation (FAR) is not available at the locations indicated above, use the Department of State Acquisition website at http://www.statebuy.state.gov to access the link to the FAR, or use of an Internet "search engine" (for example, Google, Yahoo or Excite) is suggested to obtain the latest location of the most current FAR.

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<tr>
<td>52.215-1</td>
<td>INSTRUCTIONS TO OFFERORS--COMPETITIVE ACQUISITION (JAN 2004)</td>
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K. EVALUATION CRITERIA

Award will be made to the lowest priced, acceptable, responsible quoter. The Government reserves the right to reject quotations that are unreasonably low or high in price.

The Government will determine acceptability by assessing the offeror's compliance with the terms of the RFQ. The Government will determine responsibility by analyzing whether the apparent successful quoter complies with the requirements of FAR 9.1, including:

- ability to comply with the required performance period, taking into consideration all existing commercial and governmental business commitments;
- satisfactory record of integrity and business ethics;
- necessary organization, experience, and skills or the ability to obtain them;
- necessary equipment and facilities or the ability to obtain them; and
- otherwise, qualified and eligible to receive an award under applicable laws and regulations.
L.1 52.204-3 TAXPAYER IDENTIFICATION (OCT 1998)

(a) Definitions.
"Common parent", as used in this provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the offeror is a member.

"Taxpayer Identification Number (TIN)", as used in this provision, means the number required by the IRS to be used by the offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

(b) All offerors must submit the information required in paragraphs (d) through (f) of this provision in order to comply with debt collection requirements of 31 U.S.C. 7701(c) and 3325 (d), reporting requirements of 26 USC 6041, 6041A, and 6050M and implementing regulations issued by the Internal Revenue Service (IRS). If the resulting contract is subject to the reporting requirements described in FAR 4.904, the failure or refusal by the offeror to furnish the information may result in a 31 percent reduction of payments otherwise due under the contract.

(d) The TIN may be used by the Government to collect and report on any delinquent amounts arising out of the offeror’s relationship with the Government (31 USC 7701(c)(3)). If the resulting contract is subject to the payment reporting requirements described in FAR 4.904, the TIN provided hereunder may be matched with IRS records to verify the accuracy of the offeror’s TIN.

(e) Taxpayer Identification Number (TIN).

TIN: _______________________________

☐ TIN has been applied for.
☐ TIN is not required because:
  ☐ Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the U.S. and does not have an office or place of business or a fiscal paying agent in the U.S.;
  ☐ Offeror is an agency or instrumentality of a foreign government;
  ☐ Offeror is an agency or instrumentality of the Federal Government.

(e) Type of Organization.
☐ Sole Proprietorship;
☐ Partnership;
☐ Corporate Entity (not tax exempt);
☐ Corporate Entity (tax exempt);
☐ Government Entity (Federal, State or local);
☐ Foreign Government;
☐ International organization per 26 CFR 1.6049-4;
☐ Other ____________________________.

(f) Common Parent.
☐ Offeror is not owned or controlled by a common parent as defined in paragraph (a) of this clause.
☐ Name and TIN of common parent:
Name _____________________________________________
TIN _______________________________

(End of provision)

52.204-8 ANNUAL REPRESENTATIONS AND CERTIFICATIONS (OCT 2018)

(a) (1) The North American Industry classification System (NAICS) code for this acquisition is 236118.

(2) The small business size standard is 36.5 Million USD.

(3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.

(b) (1) If the provision at 52.204-7, System for Award Management, is included in this solicitation, paragraph (d) of this provision applies.

(2) If the provision at 52.204-7, System for Award Management, is not included in this solicitation, and the Offeror has an active registration in the System for Award Management (SAM), the Offeror may choose to use paragraph (d) of this provision instead of completing the corresponding individual representations and certifications in the solicitation. The Offeror shall indicate which option applies by checking one of the following boxes:

[ ] (i) Paragraph (d) applies.

[ ] (ii) Paragraph (d) does not apply and the offeror has completed the individual representations and certifications in the solicitation.

(c) (1) The following representations or certifications in SAM are applicable to this solicitation as indicated:

(i) 52.203-2, Certificate of Independent Price Determination. This provision applies to solicitations when a firm-fixed-price contract or fixed-price contract with economic price adjustment is contemplated, unless—

(A) The acquisition is to be made under the simplified acquisition procedures in Part 13;

(B) The solicitation is a request for technical proposals under two-step sealed bidding procedures; or
(C) The solicitation is for utility services for which rates are set by law or regulation.

(ii) 52.203-11, Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions. This provision applies to solicitations expected to exceed $250,000.

(iii) 52.203-18, Prohibition on Contracting with Entities that Require Certain Internal Confidentiality Agreements or Statements—Representation. This provision applies to all solicitations.

(iv) 52.204-3, Taxpayer Identification. This provision applies to solicitations that do not include the provision at 52.204-7, System for Award Management.

(v) 52.204-5, Women-Owned Business (Other Than Small Business). This provision applies to solicitations that—

(A) Are not set aside for small business concerns;

(B) Exceed the simplified acquisition threshold; and

(C) Are for contracts that will be performed in the United States or its outlying areas.

(vi) 52.209-2, Prohibition on Contracting with Inverted Domestic Corporations—Representation.

(vii) 52.209-5; Certification Regarding Responsibility Matters. This provision applies to solicitations where the contract value is expected to exceed the simplified acquisition threshold.

(viii) 52.209-11, Representation by Corporations Regarding Delinquent Tax Liability or a Felony Conviction under any Federal Law. This provision applies to all solicitations.

(ix) 52.214-14, Place of Performance—Sealed Bidding. This provision applies to invitations for bids except those in which the place of performance is specified by the Government.

(x) 52.215-6, Place of Performance. This provision applies to solicitations unless the place of performance is specified by the Government.

(xi) 52.219-1, Small Business Program Representations (Basic & Alternate I). This provision applies to solicitations when the contract will be performed in the United States or its outlying areas.

(A) The basic provision applies when the solicitations are issued by other than DoD, NASA, and the Coast Guard.

(B) The provision with its Alternate I applies to solicitations issued by DoD, NASA, or the Coast Guard.
(xii) 52.219-2, Equal Low Bids. This provision applies to solicitations when contracting by sealed bidding and the contract will be performed in the United States or its outlying areas.

(xiii) 52.222-22, Previous Contracts and Compliance Reports. This provision applies to solicitations that include the clause at 52.222-26, Equal Opportunity.

(xiv) 52.222-25, Affirmative Action Compliance. This provision applies to solicitations, other than those for construction, when the solicitation includes the clause at 52.222-26, Equal Opportunity.

(xv) 52.222-38, Compliance with Veterans' Employment Reporting Requirements. This provision applies to solicitations when it is anticipated the contract award will exceed the simplified acquisition threshold and the contract is not for acquisition of commercial items.

(xvi) 52.223-1, Biobased Product Certification. This provision applies to solicitations that require the delivery or specify the use of USDA-designated items; or include the clause at 52.223-2, Affirmative Procurement of Biobased Products Under Service and Construction Contracts.

(xvii) 52.223-4, Recovered Material Certification. This provision applies to solicitations that are for, or specify the use of, EPA-designated items.

(xviii) 52.223-22, Public Disclosure of Greenhouse Gas Emissions and Reduction Goals—Representation. This provision applies to solicitations that include the clause at 52.204-7.

(xix) 52.225-2, Buy American Certificate. This provision applies to solicitations containing the clause at 52.225-1.

(xx) 52.225-4, Buy American--Free Trade Agreements--Israeli Trade Act Certificate. (Basic, Alternates I, II, and III.) This provision applies to solicitations containing the clause at 52.225-3.

(A) If the acquisition value is less than $25,000, the basic provision applies.

(B) If the acquisition value is $25,000 or more but is less than $50,000, the provision with its Alternate I applies.

(C) If the acquisition value is $50,000 or more but is less than $80,317, the provision with its Alternate II applies.

(D) If the acquisition value is $80,317 or more but is less than $100,000, the provision with its Alternate III applies.

xxi) 52.225-6, Trade Agreements Certificate. This provision applies to solicitations containing the clause at 52.225-5.
(xxii) 52.225-20, Prohibition on Conducting Restricted Business Operations in Sudan--Certification. This provision applies to all solicitations.

(xxiii) 52.225-25, Prohibition on Contracting with Entities Engaging in Certain Activities or Transactions Relating to Iran—Representation and Certification. This provision applies to all solicitations.

(xxiv) 52.226-2, Historically Black College or University and Minority Institution Representation. This provision applies to solicitations for research, studies, supplies, or services of the type normally acquired from higher educational institutions.

(2) The following representations or certifications are applicable as indicated by the Contracting Officer:

✓ (i) 52.204-17, Ownership or Control of Offeror.
✓ (ii) 52.204-20, Predecessor of Offeror.

___ (iii) 52.222-18, Certification Regarding Knowledge of Child Labor for Listed End Products.

___ (iv) 52.222-48, Exemption from Application of the Service Contract Labor Standards to Contracts for Maintenance, Calibration, or Repair of Certain Equipment--Certification.

___ (v) 52.222-52 Exemption from Application of the Service Contract Labor Standards to Contracts for Certain Services--Certification.

___ (vi) 52.223-9, with its Alternate I, Estimate of Percentage of Recovered Material Content for EPA-Designated Products (Alternate I only).

___ (vii) 52.227-6, Royalty Information.

___ (A) Basic.

___ (B) Alternate I.

___ (viii) 52.227-15, Representation of Limited Rights Data and Restricted Computer Software.

(d) The Offeror has completed the annual representations and certifications electronically in SAM accessed through https://www.sam.gov. After reviewing the SAM information, the Offeror verifies by submission of the offer that the representations and certifications currently posted electronically that apply to this solicitation as indicated in paragraph (c) of this provision have been entered or updated within the last 12 months, are current, accurate, complete, and applicable to this solicitation (including the business size standard applicable to the NAICS code referenced for this solicitation), as of the date of this offer and are incorporated in this offer by reference (see FAR 4.1201); except for the changes identified below [offeror to insert changes, identifying change by clause number, title, date]. These amended representation(s) and/or
certification(s) are also incorporated in this offer and are current, accurate, and complete as of the date of this offer.

<table>
<thead>
<tr>
<th>FAR Clause</th>
<th>Title</th>
<th>Date</th>
<th>Change</th>
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<tbody>
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Any changes provided by the offeror are applicable to this solicitation only, and do not result in an update to the representations and certifications posted on SAM.

(End of Provision)

L.3. 52.225-18 PLACE OF MANUFACTURE (SEPT 2006)

(a) Definitions. As used in this clause—

“Manufactured end product” means any end product in Federal Supply Classes (FSC) 1000-9999, except—

(1) FSC 5510, Lumber and Related Basic Wood Materials;
(2) Federal Supply Group (FSG) 87, Agricultural Supplies;
(3) FSG 88, Live Animals;
(4) FSG 89, Food and Related Consumables;
(5) FSC 9410, Crude Grades of Plant Materials;
(6) FSC 9430, Miscellaneous Crude Animal Products, Inedible;
(7) FSC 9440, Miscellaneous Crude Agricultural and Forestry Products;
(8) FSC 9610, Ores;
(9) FSC 9620, Minerals, Natural and Synthetic; and
(10) FSC 9630, Additive Metal Materials.

“Place of manufacture” means the place where an end product is assembled out of components, or otherwise made or processed from raw materials into the finished product that is to be provided to the Government. If a product is disassembled and reassembled, the place of reassembly is not the place of manufacture.

(b) For statistical purposes only, the offeror shall indicate whether the place of manufacture of the end products it expects to provide in response to this solicitation is predominantly—

1) [   ] In the United States (Check this box if the total anticipated price of offered end products manufactured in the United States exceeds the total anticipated price of offered end products manufactured outside the United States); or
2) [   ] Outside the United States.

(End of provision)

L.4 AUTHORIZED CONTRACTOR ADMINISTRATOR
If the offeror does not fill-in the blanks below, the official who signed the offer will be deemed to be the offeror's representative for Contract Administration, which includes all matters pertaining to payments.

<table>
<thead>
<tr>
<th>Name:</th>
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<tr>
<td>Telephone Number:</td>
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<td>Address:</td>
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L.5 52.225-20 PROHIBITION ON CONDUCTING RESTRICTED BUSINESS OPERATIONS IN SUDAN – CERTIFICATION (AUG 2009)

(a) Definitions. As used in this provision—

“Business operations” means engaging in commerce in any form, including by acquiring, developing, maintaining, owning, selling, possessing, leasing, or operating equipment, facilities, personnel, products, services, personal property, real property, or any other apparatus of business or commerce.

“Marginalized populations of Sudan” means—

1. Adversely affected groups in regions authorized to receive assistance under section 8(c) of the Darfur Peace and Accountability Act (Pub. L. 109-344) (50 U.S.C. 1701 note); and
2. Marginalized areas in Northern Sudan described in section 4(9) of such Act.

“Restricted business operations” means business operations in Sudan that include power production activities, mineral extraction activities, oil-related activities, or the production of military equipment, as those terms are defined in the Sudan Accountability and Divestment Act of 2007 (Pub. L. 110-174). Restricted business operations do not include business operations that the person conducting the business can demonstrate—

1. Are conducted under contract directly and exclusively with the regional government of southern Sudan;
2. Are conducted pursuant to specific authorization from the Office of Foreign Assets Control in the Department of the Treasury, or are expressly exempted under Federal law from the requirement to be conducted under such authorization;
3. Consist of providing goods or services to marginalized populations of Sudan;
4. Consist of providing goods or services to an internationally recognized peacekeeping force or humanitarian organization;
5. Consist of providing goods or services that are used only to promote health or education; or
6. Have been voluntarily suspended.
(b) Certification. By submission of its offer, the offeror certifies that it does not conduct any restricted business operations in Sudan.

(End of provision)

L.6. 52.209-2 PROHIBITION ON CONTRACTING WITH INVERTED DOMESTIC CORPORATIONS REPRESENTATION (Nov 2015)

(a) Definitions. “Inverted domestic corporation” and “subsidiary” have the meaning given in the clause of this contract entitled Prohibition on Contracting with Inverted Domestic Corporations (52.209-10).

(b) Government agencies are not permitted to use appropriated (or otherwise made available) funds for contracts with either an inverted domestic corporation, or a subsidiary of an inverted domestic corporation, unless the exception at 9.108-2(b) applies or the requirement is waived in accordance with the procedures at 9.108-4.

(c) Representation. The Offeror represents that.

(1) It □ is, □ is not an inverted domestic corporation; and

(2) It □ is, □ is not a subsidiary of an inverted domestic corporation.

(End of provision)
## ATTACHMENT #1 – UNITED STATES DEPARTMENT OF STATE BREAKDOWN OF PRICE BY DIVISIONS OF SPECIFICATIONS

<table>
<thead>
<tr>
<th>(1) DIVISION DESCRIPTION</th>
<th>(2) LABOR</th>
<th>(3) MATERIALS</th>
<th>(4) OVERHEAD</th>
<th>(5) Profit</th>
<th>(6) Total</th>
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<tbody>
<tr>
<td>1. General Requirements</td>
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<td>2. Site Work</td>
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<td>3. Concrete</td>
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<td>4. Masonry</td>
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<td>5. Metals</td>
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<td>6. Wood and Plastic</td>
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<td>7. Thermal and Moisture</td>
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<td>8. Doors and Windows</td>
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<td>9. Finishes</td>
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<td>10. Specialties</td>
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<td>11. Equipment</td>
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<td>12. Furnishings</td>
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<td>13. Special Construction</td>
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<td>14. Conveying Systems</td>
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<tr>
<td>15. Mechanical</td>
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<tr>
<td>16. Electrical</td>
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TOTAL IN DOP$: ____________________

Allowance Items:

PROPOSAL PRICE: ____________________

TOTAL: DOP$: ____________________

Alternates (list separately; do not total)

Offeror: ____________________ Date: ____________________

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ATTACHMENT #2 – SPECIFICATIONS

GENERAL REQUIREMENTS

CHARACTER AND SCOPE OF WORK

The Contractor shall furnish services according to the contract issued by the Contracting Officer (CO), in the specified location and type of work requested. A site visit to the location will be conducted. For the purpose of this contract, all tasks will be performed at Residence located on Calle C No. 31, Las Praderas, Santo Domingo, D. N.

The extent of work shall include the Basic Services for a regular make ready (painting, check and repair all carpentry, roof water proofing, electric and mechanical systems throughout the residences, and cleaning), prior to occupancy.

In some cases Additional Services may be required. Additional specifications and drawings will be provided to the Contractor for such tasks.

Contractor provided services
All construction and materials shall be in accordance with the International Building Code (IBC), Dominican Building codes, National Electric Code (NEC), and the American Society for Testing and Materials (ASTM), and as approved by the Contracting Officer’s Representative (COR).

Alteration and coordination
Work under this contract requires coordination with various Embassy sections, including, but not limited to, the facilities, leasing, security, and property offices.

Construction work procedure
Where new work under this project disturbs existing work, the affected surfaces shall be repaired or refinished to match the existing and left in as good condition as existed before the commencement of the work. Materials and workmanship used in such repair work, unless otherwise indicated or specified, shall conform in type, quality, and appearance to the original existing construction.

Trash and building materials accumulated for each task under this contract shall be removed from the site on a daily basis. After completion of all work, the Contractor shall remove all remaining materials and any equipment that does not belong to the Government, leaving the site neat, clean, and fully operational.

The acceptance of the contract will be conclusive evidence that the bidder has complied with all conditions related to the character, quality and quantity of work requirements to be performed for each task. No claims for additional time or compensation due to variations between expected and actual conditions encountered during construction will be honored. Failure of the Contractor to thoroughly inspect and identify defects, if any, shall not release it from the responsibility to guarantee the whole works (existing to remain, and new works) for the period specified for each task.
Security Procedures
All of the Contractor’s personnel shall be subject to all the security procedures required for clearance of personnel working inside U.S. Embassy residential properties. These requirements shall include:

1. Submission of all employees’ full legal names and Dominican cedula or passport copies.
2. Access for laborers can be given for three days, with 48 hours’ advance notice showing the name of the person(s), Dominican cedula or passport number(s), date and place of issue, and a copy of the ID. Labors for three days access will be given that for one time only.
3. All Contractor personnel shall be subject to a daily check (in and out) by Government guard personnel.

Failure of the Contractor to fulfill any security requirement in a timely manner shall not be a basis for any time or money extension.

Delay or suspension of work due to Government security regulations or requirements shall not be a basis for claims.

SAFETY

All Contractor personnel shall comply with the safety procedures implemented by the Safety and Health Requirements of the U.S. Army Corps of Engineers - EM 385-1-1 and OSHA

Please check the link below

Or


Contractor Personnel
All personnel assigned by the Contractor for the performance of the respective services shall be regular employees of the Contractor and shall be supervised by the Contractor. There shall be no employer-employee relationship between the Government and the personnel. Subcontractors may only be employed with the consent of the COR.

Superintendence by Contractor
The entire operation of the contracted services shall be superintended by the Contractor's bilingual (English/Spanish) liaison. The liaison shall coordinate the performance of the contracted services with the needs of the Government.

The liaison, or a qualified assistant, shall be on duty throughout the normal operating hours of the Embassy. The liaison shall also superintend the performance of the contracted services on weekends, after hours, and on holidays.
Quality Assurance
The Contractor shall institute an appropriate inspection system including:
(a) Develop and maintain checklists of duties to be carried out,
(b) Ensure these duties are carried out by the supervisory staff and senior employees, and
(c) Perform inspections at all work locations to determine whether the various services are being performed according to the contract requirements.

The Contractor shall provide copies of all inspection reports to the COR. The Contractor shall promptly correct and improve any shortcomings and/or substandard conditions noted in such inspections. The Contractor shall call to the attention of the Contracting Officer or COR, for disposition, any conditions beyond the responsibility of the Contractor.

Inspection by the Government
The services performed and the supplies furnished for this contract will be inspected from time to time by the COR, or his/her authorized representatives, to determine that all work is being performed in a satisfactory manner, and that all supplies are of acceptable quality and standards.

The Contractor shall be responsible for any corrective action, within the scope of this contract, which may be required by the Contracting Officer as a result of such inspection.

DEMOLITION

Section includes minor demolition, removal, and disposal of selected items including, but not limited to, ceramic tiles, wooden floors, ceiling tiles, and drywall. It may also include removal of items such as exhaust fans, air conditioning units, windows, and doors.

This work shall not alter or affect the structure of the property.

Materials ownership
Except for items or materials indicated to be re-used, salvaged, reinstalled, or otherwise indicated to remain as the Government’s property, demolished materials shall become Contractor's property and shall be removed from the project site and legally disposed of.

Quality Assurance
Use experienced labor specialized in demolition work similar in material and extent to that indicated for each task.
Regulatory Requirements: Comply with governing notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

Execution
Demolish and remove existing construction only to the extent required by construction for each task.
Patching and repair: Promptly repair damage to adjacent construction caused by selective
demolition operations. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

MASONRY WORK

Submittals
Submit two samples of each type and size of block units. The Contractor shall bear the cost of these samples. Obtain approval before placing orders with suppliers.

Quality Assurance
Perform work in accordance with Dominican Standard listed in R-027 Reglamento para Diseño y Construcción de Edificios en Mampostería Estructural. (Decreto No. 280-07).

Products
Recommended local manufacturers include the following:
1. Bisono
2. Aguayo
3. Khoury

Concrete Blocks, unless otherwise specified, are to be industrial type with quality control of the resistance demanded by the design but minimum resistance of 50 Kg/cm², manufactured from ordinary Portland cement and natural aggregates.

Mortar: shall be cement-sand mortar (1:3) consisting of 350 kg Portland cement, 1 m³ sand and a minimum amount of water to produce a workable consistency. Use mortar within 1 hour of the addition of water.

Execution
- Construct walls with all materials fully bonded or tied together to ensure compliance with design requirements for stability, strength, fire resistance, thermal and sound insulation as relevant.
- Lay Blocks on full bed of mortar with joints filled to consistent thickness of not more than 2 cm.
- Lay Hollow Blocks with cavity downward. Do not fill hollows in hollow blocks. Use cut or special shape blocks to make up courses and piece-in.
- Accuracy: keep courses level, true to line and evenly spaced. Accurately plumb all faces, angles and features. Set out carefully to ensure satisfactory junctions and joints with adjoining or built-in elements and components.
- Block work bonding, unless otherwise specified, is to be stretching half lap.
- Lintel Bearings: carefully predetermine setting out so those full blocks occur beneath ends of lintels.
- Joints not visible in finished work are to be struck off with the trowel as work proceeds.
- Joints: strike off and leave rough joints in block work to be plastered or rendered. If not otherwise indicated, lay masonry walls with 1 cm joints.
- Remove masonry units disturbed after laying, clean and lay in fresh mortar.
• Comply with construction tolerances of referenced Dominican code of practice.

METAL FABRICATIONS

Section includes Additional Services for metal fabrication work such as ornamental security grills, parapet and stair hand rail additions or modifications, etc.

Submit shop drawings showing dimensions, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories. Include erection drawings, elevations, and details where applicable for each task.

Quality Assurance
Welders’ Certificates: verify American Welding Standard (AWS) qualification within the previous 12 months for the welders employed in this work. Must also comply with Dominican Standards listed in R-028 Reglamento para Diseño, Fabricación y Montaje en Estructuras de Acero. (Decreto No. 436-07).

Products
- Steel plates, shapes and bars: ASTM A36; Steel Tubing: ASTM A-500 or A501; steel pipe, black finish: ASTM A533; bolts, nuts, and washers: ASTM A307, galvanized to ASTM A153 for galvanized components.
- Welding Materials: AWS D1.1; type required for materials being welded.
- Zinc coating: hot dip galvanized coating for materials in exterior assemblies or exterior walls.
- Ordinary grout: ordinary Portland cement and natural sand, mixed at a ratio of 1 part cement to 2½ parts sand by volume, with minimum water required for mixing, placement and hydration.
- Shop primer: alkyd primer, FS TT P645.
- Zinc chromate primer: FS TT P645.

Execution
- Verify that field conditions are acceptable and are ready to receive work.
- Clean and strip primed steel items to bare metal where site welding is required.
- Install items plumb and level, accurately fitted, free from distortion or defects.
- Allow for erection loads, and for sufficient temporary bracing to maintain true alignment until completion and installation of permanent attachments.
- Field weld components indicated on shop drawings.
- Perform field welding in accordance with AWS D1.1.
- Obtain COR’s approval prior to site cutting or making adjustments not scheduled.
- After erection, prime welds, abrasions, and surfaces not shop primed, galvanized, except surfaces to be in contact with concrete.
- Tolerances: maximum variation from plumb - 6 mm per story, non-cumulative. Maximum offset from true alignment - 6 mm.
CARPENTRY WORK

Section includes the following Basic Services:
- Adjusting all wooden doors, windows, shutters, closets, kitchen cabinets, bathroom vanities, ceiling tiles, and fixed furniture pieces, for proper operation.

Section also shall include the following Additional Services:
- Replace or repair kitchen cabinets
- Replace or repair wooden bathroom vanities.
- Replace or repair wooden ceiling tiles.
- Replace or repair wooden doors and/or windows, interior and exterior
- Replace or repair damaged insect screens.
- Replace or repair damaged handles, knobs, sliders, push plates and hinges, and install missing items similar to existing.
- Install new or replace curtain rods, (curtain rods may be Government-furnished).
- Install new or replace doorstoppers.
- Install new or replace bathroom accessories (paper holder, towel racks, soap trays, medicine cabinets, shower curtains rods, etc.

Submittals
Shop Drawings:
For new work, submit shop drawings of woodwork showing location of each item, dimensioned plans and elevations, large-scale details, joints, sections and connections to adjacent work. Include details of framing, blocking and furring and coordination for interface work at substrates. Include hardware schedule for cabinet hardware.

Samples:
Submit samples for each type of species showing full range of grain, color, texture and finish expected in completed work.
Submit samples for each type of cabinet and/or closet hardware and accessories for the selection and approval of the COR. The Contractor shall bear the cost of these samples.

Quality Assurance
Installer and fabricator qualifications: must have experience completing multiple projects with architectural woodwork similar in quality, material, design, and extent to that indicated for this project.

Products
- Oak, mahogany, or similar wood shall be dried and treated for usage where moisture content is above 50%.
- Wooden doors: doors shall be hollow core, paneled with oak panels. Frame and architraves shall be natural oak.
- Interior doors: good quality wood matching the existing at the residence shall be used. When MDF panels are used: MDF paneled doors, panel faces installed on softwood doorframes with sufficient interior beams for panels and under hardware locations, frames and architraves shall be softwood.
- Closet doors: good quality wood matching the existing at the residence shall be used. When MDF panels are used: MDF panels with oak veneer, molded or paneled as shown on drawings, finished in natural color, two coats of polyurethane. Frame and architraves shall be natural oak.
- Hardware items: select and submit for approval, hardware that best serves the type and size of door with consistent style and finish.
- Curtain rods: Use Graber or equal approved.
- Doorstoppers: sample to be submitted for approval.
- Insect screen shall be of fiber type.
- Bathroom accessories: they must be good quality, metal, silver color preferable stainless Steel for durability. All floor drain grills must be replaced for stainless steel.

**Execution**

- Install woodwork level, plumb, and straight. Scribe and cut woodwork to fit adjoining work, and refinish cut surfaces and repair damaged finish at cuts.
- Cabinets: install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
- Complete the finishing work specified in this Section to extent not completed at shop or before installation of woodwork. Fill nail holes with matching filler where exposed. Apply specified finish coats, including stains and paste fillers if any, to exposed surfaces where only sealer/prime coats were applied in shop.
- Repair damaged and defective woodwork, where possible, to eliminate functional and visual defects. Where not possible, replace woodwork. Adjust joinery for uniform appearance.
- Clean, lubricate, and adjust hardware.
- Clean woodwork on exposed and semi exposed surfaces. Touch up shop-applied finishes to restore damaged or soiled areas.
- Install all doors with proper alignment and equal clearance, fix hardware for proper operation.
- Install door-stoppers for all room doors
- Curtain rods: install all curtain rods above windows.

**ALUMINUM WORK**

Section includes the following **Basic Services**:
- Adjusting all doors, windows, and screen panels for proper operation.

Section also shall include the following **Additional Services**:
- New aluminum doors, windows or screen panels
- Install locks on doors and/or windows as needed.
- Replace damaged insect screens.
- Replace damaged handles, hinges, locks, bearings and weather stripping.
- Install door stoppers
- Install door sweepers

Submittals
Shop Drawings: for the fabrication and installation of each window and balcony type, include plans, elevations, sections, details, hardware, attachments to other work, operational clearances, and include the following:
1. Aluminum windows, frames, screen panels and fixed panels.
2. Flashing and drainage details
3. Weather-stripping details
4. Glazing details
5. Window system operators: show locations, mounting, and details for installing operator components and controls.
6. Methods of attaching all components to the existing frames,trimming, and finishing

Quality Assurance
- Aluminum units: provide new units produced by a firm with not less than five years of successful experience in the fabrication of aluminum doors, windows, screens and frames, of the types required for this project. All work shall meet International Building Code (IBC) and local code requirements for wind loads and seismic zone 3, earthquakes.
- Weather resistance: fabricate windows, frames, and screen panels, to include weather stripping and thresholds to prevent the uncontrolled penetration of air and water under normal weather conditions from the interior and the exterior. Glass shall be sealed into the window frame from outside to provide full insulation. Provisions for condensation water drainage should be included.
- The Contractor shall take field measurements prior to preparation of shop drawings and fabrication to ensure proper installation and fit.
- Performance Requirements
  1. General: provide units capable of complying with performance requirements indicated herein.
  2. Air infiltration: provide units with sufficient air infiltration rate.
  3. Water-resistant: provide units with no water penetration.
  4. Thermal movements: Provide units including anchorage that accommodates thermal movements resulting from changes in the ambient temperature without buckling, distortion, opening of joints, failure of joint sealant, damaging loads and stresses on glazing and connections, and other detrimental defects.

Products
Aluminum profiles: Sections and profiles shall be made of extruded aluminum alloys free of defects impairing strength and appearance, medium weight systems, 1.6 mm thick frame. Depth and profiles shall be as recommended by the manufacturer for system, strength, corrosion resistance, and application of required finish. Include provisions for condensation drainage in the profiles.
Fasteners:
Galvanized, aluminum, non-magnetic stainless steel or other non-corrosive metal fasteners, color to match, guaranteed by the manufacturer to be compatible with the windows, frames, screens,
hardware, anchors and other items being fastened.
Do not use exposed fasteners except where unavoidable for the assembly of units, and unavoidable for the application of hardware. Provide only concealed screws in glazing stops.

Compression weather-stripping:
Provide manufacturer's standard replaceable stripping of EPDM (rubber) gaskets complying with American Society for Testing and Materials (ASTM), including central, lateral, and glass beading gaskets, as recommended and guaranteed by the manufacturer to remain permanently elastic, non-shrinking, non-migrating and weatherproofed for the life of the building.

Glazing:
Double, 6mm thick, clear float glass.

Finish and colors:
Powder coated electrostatic, off-white color.

Accessories & hardware
Anti-rust, of the best quality available, aluminum, stainless steel, carbon steel or other corrosion resistant material, designed to smoothly operate, tightly close, and securely lock windows.
Hinged and fixed units: heavy duty hinges, locks in door leafs, locking gear and plates, pull handles, limit stop and cylinder in door leaf.

Execution
- Verify all windows and balcony openings by field measurements prior to fabrication and indicate measurements on the shop drawings.
- When possible, complete fabrication, assembly, finishing, hardware application, and other work shall be completed before shipment to project site. Disassemble components only as necessary for shipment and installation. All corners, meeting stiles/rails shall be mitered square and reinforced. All frames shall be pre-cut to receive hardware.
- Glazing: fabricate window units with glazing stops & supports to provide a completely sealed unit, weather tight & watertight. Glazing shall be double.
- Comply with manufacturer's specifications and recommendations for the installation of the panels, accessories, hardware, etc. Maintain continuity of line and accurate relation of planes and angles. Install in accordance with the manufacturer’s installation instructions and the approved shop drawings.
- All units shall be installed on mitered finished plaster; no wooden frames will be installed.
- Aluminum frames shall be installed using liquid foam around the frames to provide water and air tight units. Trims shall be installed either as part of the frame section or separately to provide finished surrounding for the units.
- Caulking around all openings to provide a finished sealed installation.
- All jambs, heads and sills shall be set in correct locations, level, square, plumb and in alignment with other work.
- Drill and tap frames and doors and apply surface-mounted hardware items, complying with
hardware manufacturer's and template requirements. Use concealed fasteners wherever possible.

- Adjust operating hardware to function properly, without binding, and to provide tight fit at contact points and weather stripping.
- Glass and glazing: Watertight and airtight installation of glass product required. Each installation must withstand normal temperature changes, wind loading, impact loading, without failure including loss or breakage of glass, failure of sealants or gaskets to remain watertight and airtight, deterioration of glazing materials and other defects in the work.
- Clean complete system, inside and outside, promptly after installation of glass and sealants. Exercise care to avoid damage to the finish. Remove excess glazing and sealant compounds, dirt and other substances.
- Testing: notify the COR in advance of testing. Testing shall be carried out using water hose. Reseal any leakage that may occur and repeat test until no leakage is observed.

PLASTER WORK

Section includes Basic Services of patching plaster as required for electric or mechanical systems installations.

Section also includes Additional Services for new plaster work required for new masonry walls and partitions.

Products

- Cement: ordinary Portland cement complying with local regulations.
- Sand: Natural desert sand, hard, clean and free from any adherent coating, clay or any deleterious material likely to affect adversely the hardening, strength, durability or appearance of the plaster.
- Lath: galvanized self-furring, type 3.41 lb./ft², use for joints between old and new masonry.
- Plaster corner guards if required: galvanized of MetalX, or equal approved.
- Plaster stop beads if required: galvanized of MetalX, or equal approved.
- Wall/ceiling cornices: Futec or gypsum, 15/15 cm for reception area, 7/7 cm for bathrooms, actual profile to be selected by the COR.

Execution

- Examine all masonry surfaces that are to receive plaster. The masonry surfaces to receive plaster must provide good suction (ability to absorb water) or mechanical key (surface roughness), or both.
- A dash-bond coat shall be applied and shall be proportioned 1 part by volume of Portland cement to 1 parts by volume of sand, mixed to a slurry consistency.
- Apply two coats (brown and finish coat) directly over plastered masonry substrates.
- Plaster thickness: Apply total plaster thickness to a minimum dimension of 15 mm.
- Finish plastered surfaces plumb, leveled and true to lines.
- Cut, patch, and repair plaster as necessary to restore cracks, dents and imperfections. Repair or replace work to eliminate blisters, buckles, excessive crazing and check cracking, dry-
outs, efflorescence, sweat-outs and similar defects, including areas of the work where bonding to the substrate has failed.

GYPSUM BOARD

Section includes Additional Services for new gypsum boards partition and drop ceiling.

Submittals
Shop drawings for the work.
Technical data for the gypsum boards system and components.

Products
- System product of Knauf, or equal approved
- Drywall panels: moisture resistant type, thickness of 13 mm.
- Steel framing: provide framing, metal studs, runners, and furring of hot dip galvanized, light gauge, manufactured from cold rolled sheets of minimum 0.8 mm.
- Fasteners: provide fasteners of type, material, size, and corrosion resistance.
- Joint tape: perforated, cross laminated reinforced paper or special tape with compatible joint compound as recommended by the gypsum board manufacturer.
- Setting joint compound: factory packaged, as recommended by manufacturer.

Execution
- All work shall be in accordance with the approved shop drawings and in accordance with the manufacturer’s installation instructions.
- Gypsum boards partitions: space framing members’ 16” (40.6mm) o.c. maximum. Install supplementary framing, blocking and bracing at termination of the work. Install steel studs so that flanges point in the same direction and gypsum boards can be installed in the direction opposite to that of the flange. Seal construction at perimeters with a continuous bead of acoustical sealant, including a bead at both faces of partitions.

WOOD FLOORS

Section includes Basic Services of patching and repairing damaged areas, and sanding and varnishing all wood floors.

Section also includes Additional Services of new wood floors that may include soft wood planks or oak wood parquet.

Submittals
For additional new work, the Contractor shall submit a sample for every type and size of flooring required showing the type of wood, finish and stain color. The Contractor shall bear the cost of these samples.
Products
- Parquet: for repair, to match existing in wood type, dimensions, thickness and finish. For new work, shall be natural oak wood.
- Urethane finish system: complete system of compatible components manufactured by Minwax, Jotun, or equal approved by the COR, semi-gloss finish.
- Wood filler: formulated to fill and repair seams, defects, and open-grain hardwood floors; compatible with finish system components and recommended by filler and finish manufacturers.

Execution
- Examine substrates, areas, and conditions with installer present for compliance with requirements and other conditions affecting performance of wood flooring.
- For repair work, patch and repair existing flooring and baseboards to match existing in all aspects.
- For new work, install the sub-flooring in accordance with approved system, dimensions and to receive the approved floor patterns.
- Machine-sand to remove offsets, ridges, cups, and sanding-machine marks that would be noticeable after finishing. Vacuum and tack with a clean cloth immediately before applying finish.
- Apply floor sealer according to finish manufacturer's written instructions.
- Apply filler for open-grained hardwood, repair seams and defects.
- Apply stain to match approved sample if required.
- Apply floor finish according to manufacturer's written instructions. Apply the number of coats recommended by finish manufacturer for application indicated, but not less than three.

TILE WORK

Section includes Additional Services of new ceramic, porcelain, and mosaic tiles.

Job Condition
The installer must examine the substrate and the condition under which tiles are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected.

Submittals
The Contractor shall submit several color samples for the ceramic tiles, decorative tiles, and the edges and corners for the selection and approval of the COR. The Contractor shall bear the cost of these samples.

Products
- Ceramic or porcelain tiles for walls: imported premium quality or equal approved.
- Ceramic or porcelain tiles for floors: imported premium quality or equal approved, especially for floors, minimum size of 200 x 200 mm.
- Decorative tiles: for the bathroom shall be trim or tile mesh type matching the tiles,
minimum height of 50 mm, width similar to the tiles, for kitchen shall be decorative complete tiles scattered as recommended and approved by the COR.
- Edges and corners: best available to match the wall tiles and provide neat rounded edges and corners, or machine cut ceramic tiles to create neat edges.
- Mortar: Portland cement and sand mortar, ratios are 1:3 by volume.
- Thin set mortar: ready-made, for installing ceramic on top of existing mosaic tiles, or on plastered surfaces product of premium quality or equal approved.
- Grout: white cement or pre-colored grouting to match the tiles.

**Execution**
- Lay tiles from the centerline of each space outward so as to obtain border tile of equal width and larger dimension.
- Lay tiles in grid pattern or match existing design. Align joints if adjoining tiles on floor and walls are the same size. Joints shall be uniform in width.
- Set tile firmly on the mortar bed. Strings or pegs may be used to space tiles that have no spacers. Bring all surfaces to a true plane at the proper position or elevation. Thoroughly beat-in all tiles while the mortar bed is still plastic.
- Make adjustment of tile before initial set of the mortar takes place.
- Terminate work neatly at obstructions, edges, and corners without disturbing the pattern or joint alignment.
- Grouting: before grouting, wet the joints between tiles if tiles have become dry, force a maximum amount of grout into the joints, and fill all gaps and skips. The finished grout shall be uniform in color, smooth, and without voids, pinholes or low spots.
- Cleaning: Upon completion of installation, clean all tile surfaces so they are free of foreign matter and leave finished installation clean and free of cracked, chipped, broken, non-bonded, or otherwise defective tile work.

**MARBLE AND GRANITE WORK**

Section includes Basic Services of polishing floors and countertops.
Section also includes Additional Services of new installations, repairing cracks, replacing parts, polishing or replacing counter tops, skirting, and doors thresholds.

**Submittals**
The Contractor shall submit for the COR’s approval, samples for each type of granite and marble used for this project. Samples shall be a minimum of 15 x 15 cm to show clearly color, texture, and final finish polish. The Contractor shall bear the cost of these samples.

**Products**
- Marble: Italian Travertino for thresholds, or equal approved.
- Granite: Imported or local granite, neutral color, or equal approved by the COR.
- Mortar: Portland cement and sand mortar, ratios are 1:3 by volume.
- Grout: white cement grout, colored to match each type of marble or granite.

**Execution**
• Installer must examine substrate before beginning work, report to the COR of any non-
suitable conditions and do not start work until all un-satisfactory conditions are corrected.
• Do not use marble with chips, cracks, voids, stains, or any other defect that might be
visible in the finished work.
• Execute marble work by skilled experienced labor.
• Repair cracks by using the specific marble caulking for filling holes and cracks, colored
to match the marble.
• Polish and finish all marble work using proper machinery to obtain required finish as
approved by the COR.

WATERPROOFING & ROOFING

Section includes Basic Services of inspection of roof and eaves for leaks or evidence of damage,
inspection of roof drains and gutters for blockage and leaks, inspection of roof tiles, and inspection
of water catches for proper positioning.

Required repairs will be executed as Additional Services, in addition to bathrooms floors.

Quality assurance
• Manufacturer: obtain primary waterproofing materials of each type required from a single
manufacturer.
• Warranty: the Contractor shall be responsible for repairing or replacing any damage
resulting from water leakage at no additional cost to the USG during the specified warranty
period.
• Warranty period for the waterproofing is five years after the date of final acceptance.

Products
• Waterproofing membrane: plastomeric waterproofing membrane produced by an
impregnated continuous layer of reinforcement with waterproofing compound containing
APP modified distilled bitumen.
• Primer coat: modified bitumen adhered to concrete decks, refined asphalt, quick drying
solvent primer.

Submittals
The Contractor shall submit with its offer technical data for the waterproofing membrane and the
primer for review and approval by the COR.

Execution
• Installer must examine substrate and conditions under which waterproofing work is to be
performed, and comply with manufacturers’ instructions for surface preparation.
• Sheet waterproofing shall be applied on bathroom floors.
• Comply with manufacturer's instructions for handling and installation of sheet
waterproofing materials.
• Coordinate installation of waterproofing sheets with associated work.
- Install the waterproofing membrane to climb the perimeter walls for a height of 300 mm.
- Adequate protection shall be provided to preclude puncture of the membrane after installation.
- Testing: After the completion of the sheet waterproofing membrane, and before tiling the bathroom floor, fill the floor with water and test for leaks for a 24-hour period. Repair any leaks revealed and repeat test until no leakage is observed.

**PAINT**

Section includes Basic Services of painting and finishing of all exposed walls, ceilings, painted doors and closets, and refinishing stained wooden surfaces such as kitchen cabinets, main door, and other built-in wooden surfaces. “Paint” as used herein means all coating system materials including primers, emulsions, fillers, and other applied materials whether used as prime, intermediate, or finish coats.

Section also shall include for Additional Services of painting newly-plastered walls and surfaces.

Paint all exposed surfaces whether or not colors are designated in schedules, except where a surface or material is specifically indicated not to be painted. If color or finish is not designated, the COR will select these from standard colors or samples submitted by the Contractor. Painting is not required on pre-finished items, concealed surfaces, or operating parts.

**Products**

Manufacturers

Available Manufacturer: subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include but are not limited to the following: Pinturas Popular, or approved equal

Finish paint materials

All paint shall be lead-free.

1. Latex-based white primer: latex-based primer coating used on interior walls under a flat latex paint or an alkyd semi-gloss enamel.
2. Enamel undercoat: ready-mixed enamel for use as an undercoat over a primer on plaster under full gloss or odorless semi-gloss enamels.
3. Enamel undercoat: ready-mixed enamel for use as an undercoat over a primer on ferrous or zinc-coated metal under alkyd semi-gloss enamel or a full-gloss alkyd enamel.
4. Flat odorless enamel: low-odor, flat enamel for use over a primer and undercoat on interior walls.
5. Alkyd semi-gloss enamel for use over a primer and undercoat on zinc-coated metal surface.
6. Latex-based, acrylic matt emulsion, for interior and exterior use on walls, plaster, stucco filler, and gypsum boards.

Paint schedule:
- Plastic paint for walls
- Semi-gloss enamel paint for the bathrooms and kitchen walls and ceilings. Semi-gloss enamel for all wood work (doors & windows frames)
- Semi-gloss for all metal work and grilles
- Wood stain natural for oak, mahogany and similar wooden doors, trims and cladding

All paint materials shall be Contractor furnished, subject to compliance with requirements to products of Pinturas Popular, or equal.

Paint colors shall be selected by the COR.

**Execution**

**Preparation**

1. General procedures: remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, for complete painting of the items and adjacent surfaces. Cover all the wood works, aluminum work, built in work and windows to protect them during the painting operation.
2. Prepare the surfaces to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening as required to receive paint primers. For newly plastered walls, apply sufficient layers of primers necessary for receiving paint. For previously painted walls, remove the deteriorated and damaged paint layers as required. For wooden frames and trims, remove previous paint layers by sanding and scraping and prepare surfaces as required to receive new paint. Use washed enamel technique to have smooth finished surfaces. For the corner beads, sand previous paint layers and prepares to reach aligned and true vertical corners.
3. Schedule cleaning and painting so that dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.
4. Stir material before application to produce a mixture of uniform density; stir as required during application.
5. Use only thinners approved by the paint manufacturer, and only within recommended limits.

**Application**

1. Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied and to ensure full and adequate coverage.
2. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
3. Provide finish coats that are compatible with primers used.
4. Apply a minimum of two coats; do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. Sand surfaces between applications to produce an even and smooth surface in accordance with the manufacturer's directions.
5. Apply additional coats when undercoats, stains, or other conditions show through final coat of paint until paint film is of uniform finish, color, and appearance.
6. Texture of finish: roll and redistribute paint to an even and fine texture. Leave no
evidence of rolling such as laps, irregularity in texture, or other surface imperfections.

7. Following completion of painting operations in each space or area, have items reinstalled by workers skilled in the trades involved.

Cleaning

1. Cleanup: at the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.

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

3. Do not scrape window glass if it is covered with film, as this will damage the Mylar plastic film on all exterior glass surfaces.

PLUMBING WORK

Section includes Basic Services of checking and repairing all surface components of the plumbing system as required for proper function. This will include toilets, bidets, sinks, bathtubs, showers, faucets and mixers, water heaters. Check and repair shall include retightening, caulking, lubricating, and performing preventive maintenance, and reporting any leaks or faulty condition that requires additional work for repair or replacing any component of the plumbing system.

Section also includes Additional Services of all the rough-in and the finished plumbing work for the entire residence according to the approved design and shop drawings. Work also includes repair or replace any part of the plumbing system component.

Products:
- Galvanized steel pipes: for vent pipes
- For hot & cold water supply, copper pipes, PVC(cold), CPVC(hot) or PPR as approved
- Polyvinyl Chloride (PVC): for waste water
- Accessories: soap holder, toilet paper holder, towel racks & rings: good quality, surface mounted, concealed fasteners, chromium plated or stainless steel, soap holder shall be with integral plastic tray if it is not stainless steel, surface mount, chromium plated, high-quality samples to be submitted for approval.
- Bathtub, ceramic or porcelain tile sides or acrylic, side panel included fabricated by American Standard, or equal approved.
- Lavatory faucet: single lever hot and cold water type with ceramic disc cartridge with POP-UP waste as manufactured by American or European imported brands, Hansgrohe model “Logis, Metropol or Talis Classic” or approved equal.
- Lavatory trap 32x40 mm (1 1/4” x 1 1/2”) cast brass adjustable "p" trap with cleanout plug tubing to wall and escutcheon.
- Bathtub/shower faucet: single lever hot and cold water type with ceramic disc, in wall as manufactured by American or European imported brands or approved equal. Hansgrohe model “Logis, Metropol or Talis Classic. Shower unit without faucet.
- Valves: built-in valves, Grohe or approved equal.
- Kitchen sink drain & trap: adjustable "p" trap with cleanout plug tubing to wall and
escutcheon.
- Shower enclosures: metal frame, silver/chrome plated, polystyrene sheet or tempered glass covered with Mylar, manufactured by reputable local company or American or European Imported or equal approved.
- Bathroom sink, Dropped in or console with pedestal porcelain type product of American Standard, or European imported or equal approved
- Toilet, product of American Standard, European imported, or equal approved.
- Joint sealant: Anti-bacterial silicone, American brand, or equal approved.

**Execution**

**Pipes, joints and fittings**
1. Install the pipes, fittings and joints to connect to the existing system in the same installation method and following the instructions listed below.
2. Install pipes, joints and fittings, in accordance with recognized industry practices which will achieve permanently leak proof piping systems, capable of performing each indicated service without piping failure. Install each run with minimum joints and couplings but with adequate and accessible unions for disassembly and maintenance/replacement of valves and equipment. Align piping accurately at connections, within 2 mm (1/16") misalignment tolerance.
3. Locate piping runs except as otherwise indicated, vertically and horizontally (pitched to drain) and avoid diagonal runs wherever possible. Orient horizontal runs parallel with walls and column lines.
4. Clean exterior surfaces of installed piping system of superfluous materials. During construction, properly cap all lines and equipment nozzles so as to prevent the entrance of sand, dirt, etc. Each system of piping to be flushed prior to testing for the purpose of removing grit, dirt, sand, etc., from the piping for as long a time is required to thoroughly clean the system.
5. In erecting pipe, friction wrenches and risers shall be used exclusively; any pipe cut, dented or otherwise damaged shall be replaced.

**Plumbing fixtures and accessories**
1. Install plumbing fixtures and accessories as indicated, in accordance with the manufacturer's written instructions, applicable codes and regulations, and in accordance with recognized industry practices to ensure that installation complies with requirements and serves intended function.
2. Protect the installed showers and bathtubs with rigid plywood covers right after the installation to protect from any damage during the installation of the ceramic tiles and other finished surfaces.
3. Fasten plumbing fixtures securely to supports on building structure. Secure water supplies behind or within wall construction to provide rapid installation.
4. Provide a stop valve in an accessible location in the water connection to each fixture
5. Seal (caulk) all fixtures to walls and floors using silicone sealant. Match sealant color to fixture color.
6. Replace washers of leaking or dripping faucets and stops.
7. Clean fixtures, trim, and strainers using manufacturers recommended cleaning methods and materials.
8. Upon completion of installation of plumbing fixtures and trim, and after fixtures are water pressurized, test fixture to demonstrate compliance with requirements. Where possible correct malfunctioning units, retest to demonstrate compliance, otherwise remove and replace with new equipment and retest at no cost to the Government.

9. Apply the proper joint sealant and silicone for all joints around all the finished fixtures and accessories as required to provide sealed installations.

**HVAC WORK**

Section includes Maintenance and repair of existing A/C units.
For Additional Services work may include:
- Replacement of A/C equipment.
- Replacement of all interior duct work
- Replacement of diffusers and grills

**Quality Assurance**
All aspects of metal ductwork construction, including all fittings and components, shall comply with SMACNA HVAC Duct Const. Standards unless otherwise specified.

**Products**
- Elbows shall be radius type with a centerline radius of 1-1/2 times the width or diameter of the duct where space permits, otherwise, elbows having a minimum radius equal to the width or diameter of the duct or square elbows with factory fabricated turning vanes may be used.
- Diffusers and grilles: factory-fabricated of aluminum and shall distribute the specified quantity of air evenly over space intended, without causing noticeable drafts, air movement faster than 0.25 m/s (50 fpm) in occupied zone or dead spots anywhere in the conditioned area.
- A/C equipment. In required areas install Split type unit, inverter high efficiency minimum 16 rate, preferable commercial brands that parts can be found locally. For the new units need to wire with 220V, install grounding and neutral. All units must have a service breaker right next to the units and a separate breaker inside the breaker panel.

**Submittals**
The Contractor shall submit for specific tasks, shop drawings for the ductwork showing sizes, transverse joints, transitions, elevations, clearances and accessories, supports, dampers, and sections where required.

**Execution**
- Installation shall be according to SMACNA HVAC Duct Construction Standards unless otherwise indicated.
- Duct supports for sheet metal ductwork shall be according to SMACNA HVAC Duct Construction Standards unless otherwise specified. Install hangers for ductwork sufficient for the duct sections. Use galvanized steel strap hangers.
- Risers on high velocity ducts shall be anchored in the center of the vertical run to allow the
ends of the riser to move due to thermal expansion.

- Supports shall be attached only to structural framing members and concrete slabs. Supports shall not be anchored to metal decking unless a means is provided and approved for preventing the anchor from puncturing the metal decking. Where supports are required between structural framing members, suitable intermediate metal framing shall be provided. Where C-clamps are used, retainer clips shall be provided.
- Provide cross bracing, angle iron hangers as required for rigid and adequate supports.
- Wrap the insulation properly around the duct work using aluminum tape and wires as required.

**ELECTRIC WORK**

Section includes Basic Services of checking and maintaining all components of the electric system for proper function. This will include, but is not limited to, electrical outlets, switches, wiring, installed appliances, doorbells, intercoms, ceiling fans, light fixtures, water heaters, circuit breakers, fuse boxes and feed line connections, resetting circuit breakers fixing loose connections, etc. This shall also include reporting any electric problems that will require additional work.

Section includes Additional Services:
- New Grounding
- Rough-in and finished electric work for the entire residence according to the approved design and shop drawings.
- Repair or replace any component of the electric system.

**General**

- Do not scale from the layout drawings, work according to architectural drawings unless otherwise indicated
- All equipment layouts are provisional. Final layouts are to be determined by the Contractor after coordination with other trades
- Conductors for lighting circuits shall be in general size #12 THHN and protected by 15 amp. circuit breakers unless otherwise indicated
- Conductors for receptacles outlets circuits shall be in general size #12 THHN & protected by 20 amp circuit breakers unless otherwise indicated.
- Protective earth conductors are not indicated on the drawings, but are to be run with all circuits in accordance with the National Electric Code (NEC) (article 250).
- All lighting switches and receptacles outlets located in general areas shall be installed at 1050 & 450mm above F.F.L. respectively. Lighting switches shall be mounted inside the room on the side of the door handle within 200mm from door frame unless otherwise indicated.
- Battery operated luminaries shall be mounted at 2400 mm above F.F.L. except in bathrooms where they shall be mounted at 2200 mm above F.F.L.
- All power panel boards shall be installed with top ends at 1800mm above F.F.L. unless otherwise indicated.
- A ground wire shall be installed for each electrical outlet.
- Wherever electrical services are crossing a fire zone/compartment, the Contractor shall
provide adequate fire barriers.

- All receptacles outlets in wet areas shall be protected by a ground fault circuit interrupter GFCI 10mA, and shall be mounted at 1200mm above finished floor level unless otherwise shown.
- Water heaters wiring should be sized according to equipment load and should have a separate circuit.
- The Contractor shall coordinate all works with other trades and services and incorporate all their exact and final requirements.
- In the absence of any indication on the drawings or in the specifications, the installations are to be in accordance with NEC.
- Equipment ampere ratings are for continuous operation in 50º C ambient temperature outdoors, or in non-air conditioned space indoor and 40º C in air-conditioned spaces unless otherwise noted.
- Refrigerator and microwave should both be in a separate designated circuit each.

Products
All materials will be supplied and installed by the Contractor except what is specifically listed as Government Furnished materials. The Contractor shall be responsible for furnishing any other materials to finish the required work specified in the contract.

1. Wiring devices: products of Legrand, Bticino, Leviton premium models or equal approved
2. Power panels and breakers: products of General Electric, Square-D, or equal approved
3. Wires and cables: products of Southwire, or equal approved category THHN
4. Conduits and boxes: products of American manufacturer or equal approved
5. Ceiling fans: with light fixtures, product of Hunter or equal approved
6. Exhaust fan 30 cm, product of KDK, or equal approved.
7. Light fixtures “with electronic ballast where needed”: Products of Sylvania, G.E., American or European manufacturer or approved equal.
8. Light bulbs, CFL American manufactured, LED, product of Philips or Ambiance, or equal approved
9. GFCI: 15 Amp & 20 Amp, product of Legrand, Leviton or equal approved.

Execution
1. The work will be performed according to the design and instruction provided in this contract. Any changes due to field conditions are to be discussed with the COR.
2. Conduit joints shall be made by brushing a plastic solvent cement on insides of plastic coupling fittings and on outsides of duct ends. Each duct and fitting shall be slipped together with a quick ¼" turn twist to set the joint tightly.
3. A ¼" or 1/8" nylon or polypropylene pulling rope shall be pulled in each unused or spare conduit.
4. All conduits shall be rigid PVC conduit.
5. Field-made bends and offsets shall be made with an approved conduit air heaters or a special fittings can be used. Crushed or deformed raceways shall not be installed.
6. Conduits shall be securely and rigidly fastened in place at intervals of not more than 2
meters and within 300 mm of boxes, cabinets, and fittings with approved wall brackets, conduit clamps, conduit hangers or ceiling trapeze.

7. Conduits shall be fastened to boxes and cabinets with connectors, locknuts and bushings.
8. Exposed raceways shall be installed parallel or perpendicular to walls or structural members.
9. Power raceways shall not contain more than four 90-degree bends or the equivalent in any one run. Communication raceways shall not contain more than two 90-degree bends or the equivalent in any one run.
10. A conduit-coupling fitting, threaded on the inside, shall be installed flush with the finish floor.
11. The bottom of boxes installed in masonry-block walls for concealed wiring shall be mounted flush with the top of the block to minimize cutting of blocks, and boxes shall be located horizontally to avoid cutting webs of blocks.
12. Color-coding shall be provided for service, feeder, branch and ground conductors. Color shall be black or red for feeder conductors, green for grounding conductors and white for neutrals. Grounding conductor shall be bare copper, except where installed in conduit with associated phase conductors. Insulated conductors shall be of the same material as phase conductors and green color coded.
13. Install grounding wire of size according to the connected equipment rating and Table #1.
14. Total grounding resistance shall not exceed 25Ω.
15. Grounding cable from the panel to the grounding pit shall be size THHN # 2.
16. The grounding rod shall be a ¾” diameter copper clad steel grounding rod 3 meters long.
17. The grounding pit shall be housed in a concrete housing and include a concrete cover with the inscription “GROUNDING PIT”.
18. When the installation is complete, the conduits shall be sealed with approved sealing compound.
19. Provide expansion connector for every expansion joint in the building.
20. Conductor phase and voltage identification shall be made by color-coded insulation. Conductors with black insulation may be furnished and identified by the use of half-lapped bands of colored electrical tape wrapped around the insulation for all entire length inside power panels and boxes. Phase identification shall be maintained continuously for the length of a circuit, including junctions.
21. The color coding for 3-phase low voltage system shall be as follows: Black (A), Red (B), and Blue(C).
22. The feeders shall be tagged to indicate the electrical characteristics (voltage, HZ, cable size, circuit number and panel designation).
23. Control circuit conductors shall be identified by color-coded insulation (black color-coded) and marked by numbers.
24. All wires and circuit breakers inside power panels shall be marked by numbers.
25. All wires inside light fixtures, receptacles, and disconnect switches shall be marked with circuit numbers and panel configuration.
26. All power panels shall be provided with a circuit directory card in English to indicate clearly circuit no., circuit breaker size, wire size and load.
27. All power panels, disconnect switches, etc., shall be tagged with labels.

<table>
<thead>
<tr>
<th>Table 1</th>
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<tbody>
<tr>
<td>Service entrance copper conductors(mm²)</td>
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<tr>
<td>-----------------------------</td>
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<tr>
<td>35</td>
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**Test:**
Megger test for cables and wires.
Performance test for light fixtures, receptacles, A/C system, etc.

**JANITORIAL/CLEANING**

Section includes for every make ready, cleaning services performed on two stages:

**Initial cleaning:** Shall be performed after the completion of the Contractor’s work and will involve removal of all Contractor’s materials, tools and construction debris remainders and cleaning all surfaces to prepare the unit for receiving furniture, appliances, and furnishings.

**Final cleaning:** Shall be done after the delivery and setting of all furniture, appliances, and furnishings and will involve thorough and deep cleaning of all surfaces, appliances, and furnishings to prepare the unit for occupancy.

**Quality Assurance**
The Contractor shall adhere to standard of performance included herein and expect inspection of the cleaning services after completion of all works detailed here.

**Products**
The Contractor shall perform all the cleaning and janitorial services using the proper equipment and cleaning materials. All detergents and cleaning agents used shall be submitted along with the material data sheets for the approval of the COR.

**Execution**

**Initial cleaning:**
Shall be done after the completion of the make-ready activities for all surfaces to remove and clean any remaining construction materials and painting and prepare the unit for receiving the furniture and furnishings, this includes, but is not limited to floors, walls, tiles, openings, glass and glazing, bathrooms and kitchen fixtures, mixers, and accessories, etc..

**Final cleaning:**
Shall be done after the unit is furnished, drapes are installed, and all equipment is connected and tested, and shall be the final step of the make-ready before the occupant moves in.

**Standards Of Performance:**
These standards are an outline of general expectations of cleanliness but are not meant to replace or supersede materials and equipment manufacturers’ recommendations.
Each of the Contractor’s employees shall be equipped with the necessary equipment to carry out the proper performance of the cleaning as specified. This equipment shall be available and in possession of the Contractor’s employees at all times while carrying out their duties.

**Service Level (Acceptable Quality):** The level of services as outlined in these Specifications shall consistently be maintained.

**Cleaning Methods:**

A. **Blinds:** Blinds shall be cleaned with a vacuum cleaner using tools designed for cleaning blinds.

   **Standard:** Blinds shall be free of dust and give an overall clean appearance.

B. **Carpets and Mats:** Carpet & mats shall be vacuumed with a commercial vacuum before spot cleaning.

   **Standard:** There shall be no dirt left on surfaces.

C. **Chrome Surfaces:** Cleaning chrome requires the removal of surface spots, fingerprints, smudges, etc., with the appropriate chrome polish.

   **Standard:** Surfaces will present a clean uniform shining appearance free of all soils, marks, smudges, streaks.

D. **Damp Mopping:** Damp mopping requires the use of cotton or similar yarn type string mops (24 oz.) that have been mechanically wrong/squeezed to remove excess solution for purposes of removing light soil, dirt, liquid or other foreign material from a floor that does not require the complete mopping of the area or when the area is not soiled sufficiently to require wet mopping.

   **Standard:** A damp mopped floor shall be free of all dirt, debris soil, liquids or other foreign material. All splash marks/spots on walls and furniture/fixtures shall be removed before completion of the damp mopping task. All items moved to accomplish this task shall be returned to their original positions.

E. **Dispenser Cleaning and Service:** Dispenser cleaning/service requires damp wiping dispensers with a disinfectant, checking/refilling of all towel, toilet tissue, seat covers, soap, or any other dispensers which may be identified by the Contract Administrator. **Standard:** Dispensers will be disinfected, present a clean uniform shining appearance free of all soil, marks, smudges, streaks and will have an adequate supply of the applicable dispensed products.

F. **Dusting:** Normal or low dusting includes all levels up to six (6) feet in height. All high dusting will be above six (6) feet high. Dusting includes the interior of built-ins or wardrobes that are in place in a property.

   **Standard:** Items shall be free of any laden airborne materials, streaks, smudges, and cobwebs. Laden airborne matter shall be removed by either mechanical, chemical, or manual means. Devices that merely displace or redistribute the matter, such as feather dusters, will not be used unless treated to attract and hold the matter. All items moved to accomplish this task shall be
returned to their original position.

G. **Fixtures:** Cleaning of restroom & kitchen fixtures and fountains require the removal of dust, dirt, debris, spots, stains, and smears from sinks, slop sinks, toilets, urinals, and fountains with a germicidal solution.

**Standard:** Fixtures will be disinfected and there shall be no dust, dirt, spots or debris on the fixtures.

H. **Furniture:** Cleaning of furniture and tables requires dusting and/or damp wiping.

**Standard:** Surfaces are to be free of dirt, dust, debris, marks, and film.

I. **Glass/Window:** Glass and window cleaning requires the removal of dirt, soil, smudges, fingerprints, and other foreign material from glass window, doors, partitions, or any other items, which may consist in whole or part of a glass, or similar material including mirrors.

**Standard:** Glass surfaces shall be free of all dirt, soil, smudges, streaks, smears, film, or any other foreign substances. All excess spray/solution must be removed from any surrounding trim or surfaces and glass/window surfaces shall have a uniformly bright appearance. Any items moved to accomplish this task must be returned to their original positions.

J. **Policing:** Policing is picking up paper, trash, empty bottles, containers, and other discarded materials; spillages, accidents, plumbing failures, and inclement weather.

**Standard:** Area(s) being policed shall be free of debris. Area(s) shall present an overall clean appearance.

K. **Polishing:** Polishing requires the use of a high-speed floor machine and a clean pad designed for polishing or buffing.

**Standard:** The floor should have a “non-yellowed” high-gloss appearance.

L. **Refrigerators and Freezers:** Requires cleaning interior and outside surfaces, especially the handles, with a detergent solution.

**Standard:** All surfaces shall present an overall clean appearance and be free of mold, mildew, and any other residues.

M. **Restrooms:** Cleaning of restrooms requires the removal of trash, cleaning of floors, fixtures, toilets, receptacles, faucets, handles, dispensers, walls, partition stalls, and doors with a germicidal solution. All glass, chrome, and stainless steel surfaces shall be cleaned and buffed to a shine.

**Standard:** Restrooms shall be considered properly cleaned when floors are mopped and fixtures, toilets, waste receptacles, wash basins, faucets, handles, dispensers, partition stalls, and doors are cleaned with a germicidal solution. All glass, chrome, and stainless steel surfaces shall be cleaned and buffed to a shine, waste receptacles emptied, and dispensers refilled.

N. **Scrubbing:** Machine scrubbing requires the use of mechanized scrubbing/vacuum machines to be more aggressive than wet mopping; this may include large areas such as halls, lobbies, garages, ramps, or similar large areas which would otherwise require extensive labor to complete in a reasonable time period.

**Standard:** Machine scrubbing shall be held to the same quality standard as wet mopping and shall remove all scuff marks.
O. **Shower Curtain/Doors**: Cleaning of curtains/doors requires the removal of soap scum, mold, stains, and odors from surfaces (including grout) and cleaning the entire enclosure with a germicidal solution or steam cleaning.

**Standard**: Washed with a germicidal solution with no mold, residue and/or odor remaining.

P. **Shower Stalls**: Cleaning of shower stalls is defined as the removal of soap scum, mold, stains, and odors from surfaces (including grout) and cleaning the entire enclosure with a germicidal solution or steam cleaning.

**Standard**: Walls, ceiling, enclosures, grout, and fixtures are cleaned with a germicidal solution and chrome is buffed to shine. There shall be no mold and/or odor remaining.

Q. **Shower Safety Mats**: Cleaning of mats requires washing mats with an approved cleaner that will eliminate fungus and mold.

**Standard**: Shower safety mats shall be considered properly cleaned when they are washed with a germicidal solution.

R. **Spot Cleaning**: Spot cleaning requires the removal of dirt, soil, debris, liquids, stains, or other foreign materials from carpeted areas which can be accomplished by cleaning only the immediately affected area where cleaning the whole area would not be necessary. Spot cleaning may be accomplished by any of the methods contained herein and as dictated by the circumstances of the soiling. Carpet spots shall be removed immediately with an approved carpet cleaning solution in such a manner, which will not leave rings or discoloration.

**Standard**: Spot cleaning shall remove completely any evidence of the soiling which necessitated the cleaning, and return the finish of the area affected to its pre-soiled condition without evidence of occurrence or cleaning.

S. **Sweeping or Dust Mopping**: Sweeping/dust mopping requires the removal of loose dirt, dust, debris, and other foreign material through either manual or mechanized methods, as appropriate for the location and situation.

**Standard**: A swept area shall be free of all loose dirt, grit, lint, dust, debris, or other foreign material with no build up in corners, crevices, under or around furniture parts. All items moved to remove dirt shall be returned to their original location.

T. **Trash/Waste Removal**: Trash/waste removal requires the collection of all materials, which have been placed into appropriate containers, and taken to a specified site for disposal.

**Standard**: All trash/waste and soiled liners shall be removed from all trash/waste containers, and a new trash/waste liner shall be fitted into all such containers.

U. **Vacuuming**: Vacuuming requires the mechanical removal of loose dust, dirt, soil, debris, and other foreign material from carpeted floors and other items (e.g. couches, chairs, walls, curtains/drapes), which require this method of cleaning.

**Standard**: There shall be no evidence of any dust or dirt or any other loose foreign material. Materials shall be left in a lint free state. All items moved during this process shall be returned to their original positions.
V. **Wet Mopping:** Wet mopping requires the removal of built up dirt, soil, liquids, or other foreign materials from a floor using clean cotton or similar yarn type string mops (24 oz.) and mechanically wrung out so as to have sufficient neutral detergent and water solution or disinfecting detergent and water solution. This shall include rinsing if required or as recommended by the detergent manufacturer.

**Standard:** A wet mopped floor shall be free of all dirt, debris, soil, liquids, or other foreign material. It will present a uniform appearance free of streaks, smudges, heel marks, or any other marks, which can be reasonably removed through this cleaning method. All splash marks/spots on walls and furniture/fixtures shall be removed before completion of the wet mopping task. All items moved to accomplish this task shall be returned to their original positions.

W. **Light fixtures, Air Conditioner units, ceiling fans:** requires dusting and/or damp wiping.

**Standard:** Surfaces are to be free of dirt, dust, debris, marks, and film.

X. **Wooden doors and decorations:** requires dusting and/or damp wiping and applying wood polish.

**Standard:** Surfaces are to be free of dirt, dust, debris, marks, and film.

**SPECIFIC TASKS TO BE PERFORMED.**

The contractor will perform the specific tasks listed below at the residence located in Calle C # 31, Las Praderas.

1. Remove nails from wall throughout the residence, patch holes and refinish surface
2. Paint the entire residence interior, exterior and ceilings. Paint superior acrylic match existing colors.
3. Replace rusted grills. Sand and paint all the grills.
4. Clean and seal the grease trap and the sanitary registers.
5. Polish floors and fill joins and holes
6. Replace or Repair all non-working window locks and bearings and lubricate all the bearings.
7. Inspect waterproofing, repair fissures in ceilings and waterproof sloped roofs and do maintenance to waterproofing in flat roofs and apply protective primer to flat roofs after repairs.
8. Caulk the holes between the doorframes and the walls.
9. Do maintenance, repair and paint all wooden doors, cabinets and closets.
10. Install door sweepers to exterior doors.
11. All drains must have strainer and drain properly
12. Repair existing mosquito screens.
13. Install pull chains to ceiling fans add 5’ length
14. Replace intercom
15. Basement Correct/eliminate all extra/added electric connections that are not set in walls installation.

16. Basement Repair stairs replace rusted irons and add a railing on the free side. Installed handrails must be 34 38” inches from the top of the stair tread nosing and can withstand a force of 200 lbs./91 kg in any direction, railing bars maximum separation 4”.

17. Basement Repair leak in wall and ceiling

18. Basement Apply maintenance service for electric fans.

19. Basement Cover drain where the toilet was installed

20. Basement Install grills for air flow to the vents

21. Basement Replace sink faucet

22. Basement Identify potential wire in breakers panel, use black electrical tape

23. Basement Replace light fixture for lamp with acrylic diffuser

24. Basement Cover junction box

25. Entrance Replace wall lamp

26. Entrance Paint pedestrian door

27. Entrance Replace broken tiles from the entrance up to the L in the alley.

28. Entrance Repair column base

29. Garden Replace all LED light fixture not working.

30. Carport Replace broken light fixture for a lamp with two or more bulbs

31. Carport Do maintenance to gate motor

32. Carport Paint gate

33. Carport Do finishing to the wall where the gate rack passes

34. Maid’s room Repair leak in ceiling

35. Maid’s room Replace sink faucet, drain, p-trap, shut off valves, nipples and sleeves

36. Maid’s room Replace bathroom accessories kit

37. Maid’s room Replace mirror

38. Maid’s room Replace curtain rod

39. Maid’s room Replace door hinges

40. Maid’s room Replace door lock
42. Laundry Replace sink water spigots, nipples and sleeves.
43. Laundry Replace torpedo light fixture for lamp with two or more bulbs.
44. Yard Replace alley torpedo light fixture with led reflector.
45. Kitchen Replace sink faucet. Clean and adjust sink faucet for the larger triple kitchen sink.
46. Kitchen Replace cabinets slides and hinges that are rusted or deteriorated.
47. Kitchen Repair broken countertop corner, COR will provide the missing piece.
49. Kitchen Paint wooden reinforcement part for the pantry shelves.
50. Breaker panel. Breaker panel must be properly identified in Spanish and English.
51. Breaker Panel Neutral wire must be covered in white electrical tape.
52. Guest bedroom. Replace toilet for a standard toilet matching color flush valve.
53. Guest bedroom. Replace bathtub faucet and drain leaking from inside base.
54. Guest bedroom. Replace mirror.
55. Guest bedroom. Replace bathroom accessories kit toilet paper holder.
56. Guest bedroom. Replace Repair and paint bathroom vanity.
57. Repair ceiling gypsum cornices cracks found in all the bedrooms.
58. ½ Bathroom. Replace broken stained glass.
59. Family Room. Replace floor tile border strip it crumbled when stepped on.
60. Breaker panel 2nd floor Cover open breaker spaces, contractor may use empty breakers or metal plates.
61. Balcony. Replace light fixture for a light fixture with two or more bulbs (both wall and ceiling fixtures).
63. Master Bedroom. Replace Jacuzzi faucet, drain and silicone.
64. Master Bedroom. Replace Repair and paint the small bathroom vanity.
65. Master Bedroom. Replace all sink faucets and drains.
66. Master Bedroom. Replace toilet flush valve and install standard toilet, colors must match existing fixtures.
67. Master Bedroom. Replace Adjust bathroom accessories kit. (Soap dish must be relocated to be next to the sink, patch and seal hole after relocation.)
68. Master Bedroom. Provide maintenance to the air vent
69. Master Bedroom. Repair sliding door. (Exterior grill metal door)
70. Master Bedroom. Replace all GFCI power outlets
72. Bedroom # 1. Replace toilet fill valve, chain flusher, wax seal, handle, hose, seat, nipple and sleeve
73. Bedroom # 1. Replace sink faucet, drain, p-trap, shut off valves, nipples and sleeves, and clean faucet.
74. Bedroom # 1. Repair leak in wall
75. Bedroom # 1. Replace bathroom accessories kit
76. Bedroom # 1. Install polarized GFCI power outlet
77. Bedroom # 1. Replace current door eye viewer.
78. Bedroom # 2. Replace sink faucet and drain and clean faucet.
79. Bedroom # 2. Replace Jacuzzi faucet and drain and clean faucet.
80. Bedroom # 2. Replace toilet fill valve, chain flusher, handle, wax seal, shut off valve, seat, and sleeve
81. Bedroom # 2. Replace Clean and adjust Jacuzzi injectors
82. Bedroom # 2. Replace mirror, new mirror must have at a minimum the same dimension and features as the current one (light and medicine cabinet).
83. Bedroom # 2. Replace bathroom accessories kit
84. Bedroom # 2. Do maintenance to Jacuzzi pump
85. Bedroom # 2. Repair vanity and countertop
86. Bedroom # 2. Replace silicon around jacuzzi use anti-mold
87. Bedroom # 2. Replace all GFCI power outlet
88. Shared bathroom. Replace toilet fill valve, chain flusher, handle, wax seal, shut off valve, and seat, and sleeve
89. Shared bathroom. Replace Jacuzzi faucet drain, clean and adjust faucet and injectors
90. Shared bathroom. Do maintenance to Jacuzzi pump
91. Shared bathroom. Repair vanity and countertop
92. Shared bathroom. Replace silicon around Jacuzzi use anti-mold
93. Shared bathroom. Install polarized GFCI power outlet
94. Cleaning closet. Replace GFCI power outlet

95. Gas storage tank must be placed at ground level in the same location and secured/anchored to the wall. Anchor to wall hooks with 2” thick metal link chain. Reconnect gas tank can use the existing flex pipe if it has enough slack to prevent stretch/tension otherwise pipe should be replaced.

96. Bedroom # 2 Weld shut the exterior center metal grill door on the bedroom window.

97. All bedrooms/sleeping quarters with security iron bar/window grill must have a Fire escape hatch/emergency exit easily operable from the inside with a release pin mechanism. These must be no less than 24 inches wide and 36 inches tall (5 square feet) and not more than 44” from the floor. The windows must have the locking mechanism to the wall side. The pin must be installed inside a metal box closed on all perimeter and open to the inside face of the window, the box must be fixed on the window mobile part with a slot for the pin holder base so slide in, on the window frame install another the pin holder base, both bases must be aligned to allow to slide the pin in/out. The metal enclosure box must be 4” wide by 5” tall. The pin should be minimum 2” tall and ¾” thick.
98. Install safety clear Mylar film on glass sliding doors and bathrooms with glass panes.
99. Place mosquito screen mesh over all windows and exterior doors. **Note** this includes all areas of the house, in the balcony second floor and terrace first floor screen must be placed over grill bars so the spaces are usable. **For balconies, do not install on balcony railing, please install on sliding doors and windows only.**

100. House and surroundings must be thoroughly treated for general pest. (Rats, cockroaches, flies, ants, spiders, centipedes etc. Must provide proof of treatment.)
101. Repair / reinforce 1st floor stair railing, it came off the wall, must be completely removed and reinstalled with concrete expansion anchors. Allowing withstand a force of 200 lbs./91 kg in any direction. (Stainless steel railing)

102. Replace all existing electrical outlets on the roof for waterproof covered exterior ones. Waterproof existing electrical connections.

103. Raise railing height to a minimum of 42 from the step in 2nd floor balcony railing. For any open stairways / balcony / the minimum high must be no less than 42” inch from the floor grade level and for risers, support balusters should be no more than 4” apart.

104. Remove all construction/repairs debris.

105. Clean house after completion of all work.

106. Weld shut exterior metal grill window on the second floor balcony.

107. Bedroom #2 Repair leak in the ceiling.
ATTACHMENT #3 Standard Form 25, "Performance and Guaranty Bond"
ATTACHMENT #4 Standard Form 25A, "Payment Bond"