

GSO Building Renovation Project

1- Electricity:

Run two new separate electrical systems to feed city power and UPS power consistent with the office furniture layout.

A- City power system:

- Metal control panel 60*70 cm, two glass doors – IP 45
- One digital Volt meter
- Three Amps digital meters
- Three stop Leaser signal
- One main circuit breaker 100 Amps- C100 type
- One three phase's circuit breakers – 40 Amps - C type
- One three phase's circuit breaker – 63 Amps – C type
- Sixteen single phase circuit breaker – 16 Amps – B type
- Lighting circuits 3 * 1.5 mm
- Sixteen single phase circuit breaker – 20 Amps – C type
- Outlets circuits 3 * 4 mm
- Sixteen single circuit breaker – 25 Amps – C type
- A/C circuits 3 * 4 mm
- Sixteen single circuit breaker 32 Amps – C type
- Supportive circuits 6 * 3 mm.
- Fifty light switches
- Fifty colored outlets for city power
- 30 long meter of Blue metal cable tray holder, to be mounted at hale way wall, 25*10 cm.
- Thirty suspended light fixture – four / 120 cm florescent – heat resistant wires – condensers – two ballasts – Aluminum blades – Narden type
- Ten ceiling light fixtures – European made – two lights - plixy cover
- Remove old conduit and wiring

B - U.P.S power system:

- Metal control panel 40*50 cm, two glass doors – IP 45
- One three phase's main circuit breaker – 50 Amps – C type
- Thirty two single circuit breaker – 16 Amps – C type
- Fifty colored computer outlets
- 30 long meter of Red metal cable tray holder, to be mounted on hallway wall, 15*5 cm.
- Fifty UPS outlets

All secondary wires need to be run inside two separated P.V.C conduits.
All connections are in junction connections system
Outlets and switches are Logrand, to be consistent with existing electrical systems
Circuit breakers are Merlan, to be consistent with existing electrical systems

2- Sanitary:

Gentlemen's bathroom upgrade:

Remove all sanitary fixtures – piping – tiles and plaster
Run new German Unipipe PVC water supply system and fittings
Run new electrical lighting – outlets system, in accordance with Electrical plan (See Section 1 of the Statement of Work above)
Eight ceiling light water resistance light fixture – eight light switches – four shocko outlets
Run 10 * 10 turbine fan ventilation system through the attic, with proper round P.V.C inlet from each location – total of eight units
New hot water container – 300 liters- 4 mm thickness with two electrical heaters
Provide one horse power – silent – Automatic water pump
Run new 5.2 P.V.C sewer system to the main man hole outside the building
Run individual sewer system for the sinks and kitchenette
Copper drain covers and manholes
Locally made, high-quality, anti-slip floor tiles and matching wall tiles (Selection of pattern/color will be made by GSO prior to installation)
Seven high-quality, wide sets of sanitary fixtures from Arabian trade market (2 toilets, 2 wall-mounted urinals, 2 for cabinets for sinks inside, 1 for kitchen sink)
Water mixers from original German Grohe type – total of eight water mixers
Six doors and three windows are from insulated P.V.C type, with ventilation grills.
Provide Korin counter top for the kitchenette with deep sink
Build proper wooden cabinet under the total counter top with two shelves
Provide mirrors – towel paper holders – toilet paper holders – stainless steel cleaning sets and trash cans for each and every fixture
Selection of pattern/color will be made by GSO

3- GSO windows:

Existing windows are cracked and ill-fitting. Air and dirt are seeping into the building. They are not protecting against noise. The windows need to be replaced for a safe and productive working environment.

Remove 6 existing windows
Provide and install 3 cm white stone frames
Provide and install six new wooden windows according to the following specifications:

Eight cm wood frame thickness
Compatible with Euro groove method of wood technology
Use Swede wood type
European double glassing – secure pans
European locking, tilted mechanism
Wood base primer paint
White color – matt - spray paint
Window outer layer must be treated with proper protect solution: Devo - Sadolin

4 – Replace floor tiles:

Provide and install reinforced granite tiles and skirt by adhering to the existing tiles, area measurement is 350 square meters. Tiles pattern/color will be selected by GSO.

5 – Painting:

Paint the walls, three coats of Acrylic paint. Color to be selected by GSO - wooden doors to be taken to contractor's work shop, take old paint off to reach original wood, apply proper wood potty, and then spray painted by oil base paint coats. Door frames to be painted in place by same process.

6 – Office Renovation:

Remove existing wall between Shipping and Property sections - Build new 15 cm bricks wall at new location, dimensions are: 3 * 4 meters, cover wall with gypsum board with glass fiber insulation from both sides - Reinstall an A/C, which must be removed from the demolished wall, at the new wall.

Instructions to Bidders

- 1- For demolition work and electrical work - working days are from Thursday night at 16:00 hours, Friday and Saturday all day.
- 2- Working hours for other tasks are the option of the bidder but can be 16 hours a day maximum.
- 3- Implementation period must be calculated by the bidders and is an important aspect of the project.

4- Suggested phasing:

Phase 1 – Electrical to be performed on weekends.

Phase 2 – Sanitary plumbing work should be separate from the electrical work and can be worked during normal hours, except for the demolition phase.

Phase 3 – Window work can be completed during normal working hours.

Phases 5 and 6 – Floor and wall work should be performed on the weekend.

Phase 4 – Painting will be the last phase of the project.

5 – The bidders will be required to provide price and technical information for each of the six phases, but the contract will be awarded for all phases to one bidder only.

6 – Payment method: the contractor will be paid for each phase within 30 days of the completion of that phase including receipt of the work by the US Government's representative and a proper invoice provided by the contractor.

7 - There will be a walk-through of the building for the bidders. Drawings of the furniture layout and gentlemen's bathroom will be provided at that time.

8 – Bids will be due one week after the walk-through (tentatively by the end of the workday, 4:30 pm, November 12th). Bidders will be informed of the outcome of the solicitation by November 18th.