
ANNEX A: STATEMENT OF WORK (SOW): RFP/HCR/KAD/SUP/2021/02
FOR THE CONSTRUCTION WORKS AT UNHCR KADUGLI SUB-OFFICE, SOUTH KORDOFAN, SUDAN.

1. Background

United Nations High Commissioner for Refugees (UNHCR) operates in several geographic locations in Sudan. One of these locations is Kordofan States general, which is thus located in South Kordofan, West Kordofan, and North Kordofan. The main administrative premises of the Kordofan operation is in Kadugli City, South Kordofan. Based on administrative needs UNHCR Kadugli Sub-Office intends to implement construction works in the mentioned premises.

This Statement of Work (SOW) describes in detail the required works in the UNHCR office in Kadugli.

2. General Information

- The work described here represents 2ND floor new construction works of UNHCR KADUGLI OFFICE, Kadugli-south Kordofan state.
- The contractor should visit the sites before submitting the offer and get acquainted with the type of works required, the nature of the area, securing of supplying materials to site and to keep them stored safely.
- Quantities mentioned in the bills of quantities are approximate and could be increased or decreased by 10% of the contract amount; payments will be made based on actual executed quantities and quoted rates after approval from UNHCR office in Sudan according to contract. Payments for implemented quantities exceeding what is stated in BOQ should have previous approval from office.
- The contractor shall submit samples / description / specification of the materials to be used in the project to the UNHCR supervisor engineer, for approval, before commencement of works. The supervisor engineer can reject any material that will not comply with the specifications, and replaced by the contractor without extra cost, or the supervisor engineer can ask for any test to ensure the quality of the material used and work. The contractor has no right to change or draw any samples or materials being submitted and approved from site without written permission from the supervisor engineer
- Work should be completed within period of (45) days, Forty-five calendar days.
- The contractor shall commence working within 7 calendar days from the date of signature of the contract and delivering the site.
- After completion of works, a guarantee period of six (06) calendar months will apply.
- A delay penalty will be 0.2 % of the contract amount for each day beyond the contract period and shall not exceed 10% of contract amount.
- All works will be supervised by a supervisor engineer or supervisor engineers nominated by UNHCR
- The contractor shall appoint a qualified supervisor construction engineer with at least three years of professional experience to work full time on the site during the contract period.
- The contractor shall prepare a detailed plan of the works upon handover of the site and signing of contract before commencement of the work and should as well submit periodically progress reports to the supervisor engineers of UNHCR.
- The workmanship will be assessed after completion, upon which UNHCR will consider further cooperation with the company involved.
- The contract should submit to UNHCR in writing notes on and delays occurred during implementation of the contractual work, mentioning the reasons and duration of delays.
- The site shall be handed over in a clean environment condition.

3. Bill of Quantity (BOQ)

The specified job is all provisional, including provision of materials and workmanship, providing water and electricity for the implementation and all other requirements to implement the job perfectly. The bidder must visit the site prior to submission of bid documents. The cost of this item should be included /imbedded in the other items. Below is the BOQ:

No.	DESCRIPTION	UNIT	QTY
1	MOBILIZATION		
1. 1	Mobilization of labor, mobile workshop to be used for fixing maintaining and repairing of any kind of work such as steel, carpentry ...etc.	JOB	1
2	SITE CLEARANCE		
The contractor shall exercise due care to avoid damages to existing structure and facilities			
2. 1	Clearing the site after completing the whole Job and before handover.	JOB	1
3	NEW WORKS: BEDROOMS / TOILETS / KITCHENS (2ND FLR)		
BEDROOMS / TOILETS / KITCHEN			
3. 1	Build new brick walls to create zone (as shows with attached drawings) build with red bricks thick of 20cm, height of 3 meter, with C/S 1:5 mortar, includes door and windows beams, rate includes materials, labor and all related works.	M²	415
3. 2	Supply materials and cast reinforced concrete (1:2:4) with 4Ø12mm steel bars for ring beams 20x25cm, rate to include form works, steel works and all related works	M³	11
3. 3	Supply materials and Plaster new walls/Partitions, includes sills, door sills and corners, smooth plaster with C/S (1:6), rate includes materials, labor and all related works	M²	700
3. 4	Supply and Apply quick drying prime (Suitable for interior walls) two (02) coats to make the surface of walls adhesive to receive new paint.	M²	700
3. 5	Supply and Apply paint (suitable for interior walls) 2 layers of paint (off-white color) Paint should be washable/non gloss type, quality Solvent Free emulsion for interior use. Low Odour, rate includes all materials and related works	M²	700
TOILETS			
3. 6	Supply materials, prepare/lay internal water network for new toilets, using PPR pipes ½"high quality Cold/Hot, and drainage/sewage pipes using PVC pipes 2&4", rate includes all related work	LS	5
3. 7	Supply materials, prepare internal power network, using high quality wires for new toilets, for points: water heater, mirror exhaust fan, light, switches, rate includes all related materials and works	LS	5
3. 8	Supply and install new wall tiles 20X50 cm/or approved size, with C/S mortar 1:6 to toilets height of wall, rate includes preparation of wall, removing old tiles (where required) and all related works	M²	145
3. 9	Supply and install new floor tiles 20X20 cm/or approved size, design to match wall tiles, with C/S mortar 1:6, for toilets floors, rate includes preparation of floor, removing old tiles (where required) and all related works	M²	32
3. 10	Supply and install 90X90 CM fibre shower of approved quality, includes water mixer with flexible shower hose of approved quality, rate includes all connections. <u>Fittings to be approved by the engineer before installation.</u>	LS	5

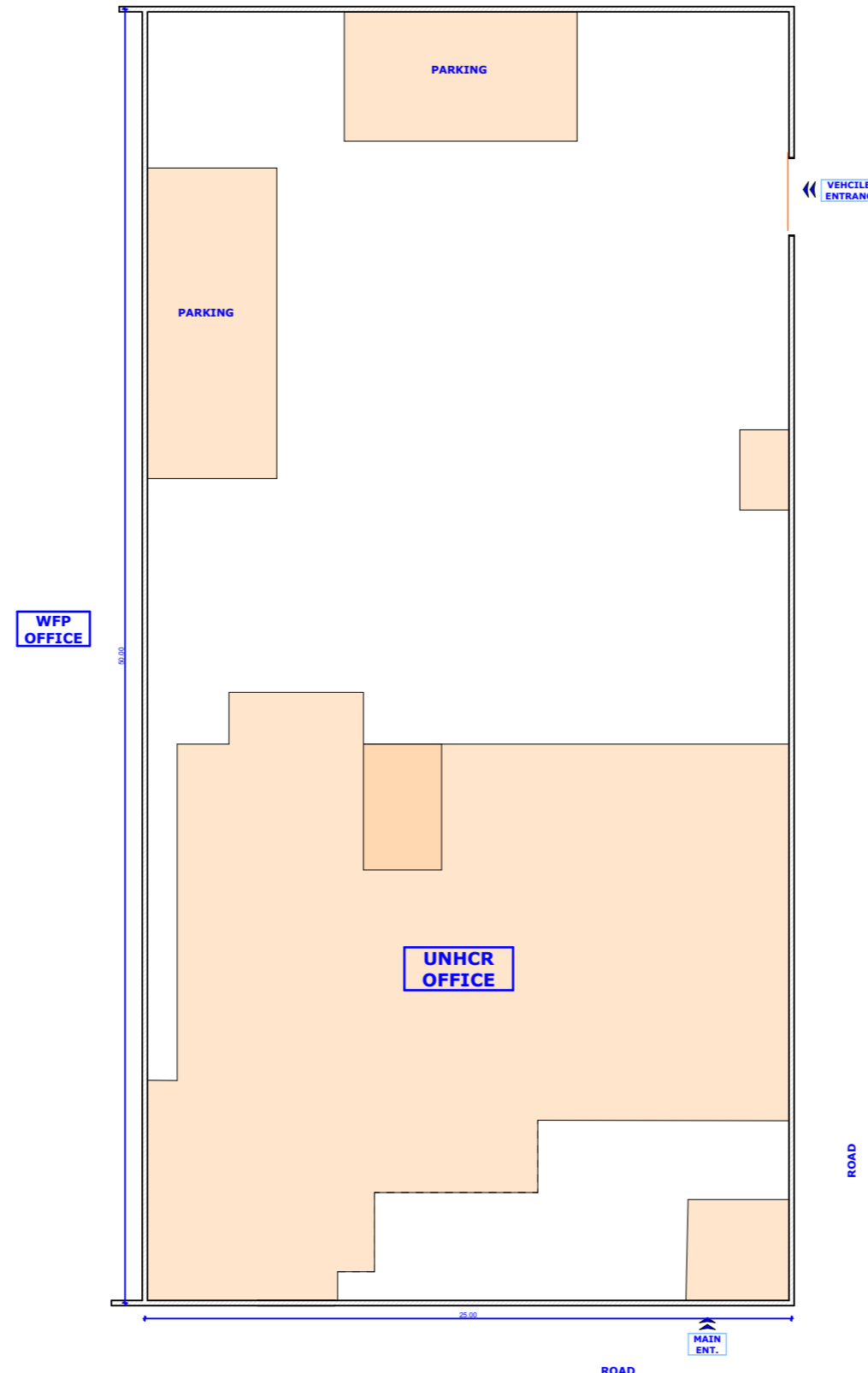
3. 11	Supply and install high quality hand wash basin, white vitreous china with stand, includes centre water tap, rate includes water connections. <u>Fittings to be approved by the engineer before installation.</u>	LS	7
3. 12	Supply and install high quality English seat, with C.I. enamel painted brackets, with water hose, rate includes all water connections. <u>Fittings to be approved by the engineer before installation.</u>	LS	5
3. 13	Supply and fix toilet mirror and accessories set of approved type/design. <u>Fittings to be approved by the engineer before installation.</u>	No.	5
3. 14	Supply, and installation of water heaters 30 LTR in kitchens and toilets, rate includes power/water connections, switch and all related materials. <u>The Contractor Must submit product description/sample prior to purchase/Fittings to be approved by the engineer before installation.</u>	No.	5
KITCHENS			
3. 15	Supply materials, prepare/lay internal water network for new kitchen, using PPR pipes ½" high quality Cold/Hot, and drainage/sewage pipes using PVC pipes 2", rate includes all related work.	LS	1
3. 16	Supply materials, prepare internal power network, using high quality wires for new kitchen, power points: water hetaireias fan, light, switches, rate includes all related materials and works	LS	1
3. 17	Supply and install new wall tiles, with C/S mortar 1:6 to kitchen walls, height of wall, rate to include all related works.	M ²	30
3. 18	Supply and installation of High quality MDF open kitchen cabinets (Base cabinets only) standard dimensions, selected color/design (includes all hardware & accessories needed), rate include marble countertop with double sink and tap with water connections. <u>The contractor must submit the product description/sample/design prior to supply, materials to be approved by the engineer before installation.</u>	ML	6
ROOFS / CEILING			
3. 19	Supply and fix roof truss structure frame as designed, made of steel I section and rectangular steel pipes 10x5cm and 8x4cm for roof support grids, rate includes anti rust and final paint, fixing on the tie herons using all necessary accessories.	M ²	305
3. 20	Supply and fix a pre-painted corrugated steel sheets 0.35mm thick, rate includes fixing steel gutter, fixing on the purlins, trusses drilled nails with washer and all necessary accessories.	M ²	305
3. 21	Supply materials and fix insulation layer (5cm wool) to roof from inside (for waiting area) fix to roof by nails and roof rectangular steel pipe.	M ²	300
3. 22	Supply and fix false ceiling panels 60x60cm, on aluminium mesh, fix to walls by nails and hang in the roof rectangular steel pipe by tying cables, contract should submit the product description/sample prior to purchase	M ²	290
FLOORS			
3. 23	Provide and install Porcelain floor tiles 60X60 cm/or approved size, white/off-white color, with C/S mortar 1:8. <u>The contractor should submit the product description/sample prior to purchase, rate include all related materials and works</u>	M ²	235
3. 24	Ditto but for skirting, design/color to match floor tiles design, 10 cm height.	ML	140
DOORS & WINDOWS			
3. 25	Supply and fix 100X220 cm size solid internal door, import made; preferred Turkish made, price to include frame and door, fixing with hinges, locking system etc. <u>The Contractor should submit the product description/sample prior to purchase</u>	No.	4
3. 26	Supply and fix 150X220 cm size external aluminum door, using aluminum profile for door and frame of high quality, water and dust proof, price to include frame and door, glass, fixing with hinges, locking system etc. <u>The Contractor should submit the product description/sample prior to purchase</u>	No.	2

3. 27	Supply and fix 85X220 cm size new UPVC door, using PVC for door and frame, high quality materials, price to include fixing with hinges, locking system, paint, etc.	No.	5
3. 28	Supply and fix Aluminium sliding windows of High quality, water and dust proof, price to include frame, glass, fixing with hinges, locking system, mosquito net, etc., <u>The contractor should submit the product description/sample prior to purchase</u>	M ²	12
3. 29	Supply and fix 0.50X0.75 cm aluminium high-level windows, using aluminium for windows and frame, of high-quality materials, water and dust proof, price to includes glass, fixing with hinges, locking system, paint, etc. <u>The Contractor should submit the product description/sample prior to purchase</u>	M ²	5
4	STAIRCASE		
4. 1	Remove existing Zink roof cover of staircase, prepare for new roof works.	JOB	1
4. 2	Supply materials and cast reinforced concrete (1:2:4) with 4Ø12mm steel bars for staircase cover 18cm, rate to include form works, steel works and all related works	M ³	3
4. 3	Supply materials and Plaster new ceiling, includes sills, corners, smooth plaster with C/S (1:6), rate includes materials, labor and all related works	M ²	15
4. 4	Supply and Apply paint (suitable for interior ceiling) 2 layers of paint (white color) rate includes all materials and related works	M ²	15
5	STEEL GRILLS		
Rate shall include for supplying 2X4cm rectangle heavy steel, labor, cutting, fixing, welding, drilling, riveting, etc. and 2 coat of anti-rust red oxide or any approved paint and final coat of paint before delivery of steel work			
5.1	Supply materials, fabricate and Fix vertical horizontally steel grills 2X4 cm to external and windows (ALL)	JOB	10
6	ELECTRICAL SUPPLY & EQUIPMENT'S		
6. 1	wiring of new structures with internal pipes for electrical fittings, power points 13A, ceiling/wall lights, ceiling fans and light switches using 2.5mm wires of approved quality, rate includes cost of wires, pipes, power points, switches, labor and connection to main distribution board	JOB	5
6. 2	wiring of new structures with internal pipes for A/C units, using 4.00mm wires of approved high quality and power point for Acs power , price includes cost of wires, pipes, switches, labor and connection to main distribution board.	JOB	6
6. 3	wiring of new structures with internal pipes for TV satellite cable, using signal cables of approved quality and point for receiver connection, price includes cost of wires, pipes, points, labor and connection to main SAT receiver.	JOB	5
6. 4	Supply and installation of new Main distribution board with main switch, 3 phases of approved type (preffered MEM or LEGRAND) with set of fuses and connection to main power lines, rate includes all related materials, works. <u>The Contractor Must submit the product description/sample prior to purchase</u>	LS	1
6. 5	Supply and installation of 16A socket of approved quality, AC type, rate includes wires and labor	No.	6
6. 6	Supply and installation of 13A socket of approved quality, wall type, rate includes wires and labor	No.	18
6. 7	Supply and installation of led lamp, 4 FT of approved quality (preferred Philips) wall type, rate includes wires, switches and labor	No.	12
6. 8	Supply and installation of circular 20 watt led lamp of approved quality (preferred Philips) false ceiling type, rate includes wires, switches and labor	No.	44
6. 9	Supply and installation of ceiling fan-false ceiling type (preferred brand KDK or ORIENT), rate includes wires, switches and related works	No.	7
6. 10	Supply and installation of exhaust fan 40cm for kitchen of approved type, rate includes all related works	No.	1
6. 11	Supply and installation of exhaust fan 30cm of approved type, rate includes all related works	No.	5
6. 12	Supply and installation of smoke detectors ceiling type (preferred battery powered)	No.	6

7	HAVC		
Rate includes supplying, fixing, installation units of approved quality, wiring, power points and switchesetc.			
7.1	Supply and installation of Air condition 24.000 BTU split type (LG dual Inverter or equivalent) rate includes all connections, wires complete. <u>The Contractor Must submit the product description/sample prior to purchase</u>	No.	2
7.2	Supply and installation of Air condition 18.000 BTU split type (LG dual Inverter or equivalent) rate includes all needed connections, wires, complete installation. The <u>Contractor Must submit the product description/sample prior to purchase</u>	No.	4
8	EXTERNAL TERRACE		
8.1	Build new brick walls for terrace (as shows with attached drawings) for terrace wall height of 1 meter, build with red bricks thick of 20cm, with C/S 1:5 mortar, rate includes materials, labor and all related works.	M²	70
8.2	Supply materials and Plaster new walls, includes sills and corners, smooth plaster with C/S (1:6), rate includes materials, labor and all related works	M²	140
8.3	Supply and Apply paint (suitable for exterior walls) 2 layers of paint (white color) for external building new elevation, rate includes all materials and related works	LS	1
8.4	supply and fix steel guard grill, height of 50cm, fix on terrace walls, rate includes strong steel supporter at 2 meters along walls, rate includes anti rust paint, paint, labor and related works.	ML	70
8.5	Supply and installation of new floor ceramic tiles 40X40 cm /or approved size, <u>white/off white color</u> of high quality, external type with C/S mortar 1:6 mix, rate includes preparation of floors and all related works.	M²	175
9	FRESH WATER (ALL BUILDING)		
9.1	Supply materials and dig lay & extend 3/4, 1/2inch PPR fresh water pipe line to serve all new/existing toilets and kitchens from tanks line, with all required fittings, taps & valves complete job. The rate includes provision of pipes and all needs/ requirements to implement the job properly.	LS	1
9.2	Supply and installation of 1500 liters (HDPE) water tank on building roof, complete job with tank steel Base 70cm and all water connections	No.	2
9.3	supply and installation of automatic water 1HP motor of approved quality complete with wiring and water connections.	No.	1
10	WASTE WATER/DRAINGE		
10.1	Supply & install 2" & 4 "U.P.V.C return/waste pipes, as appropriate, for all sanitary fittings up to soak away main line, with bobbins, nails etc., include all branches, elbows, bends, tees, plugs, union, clips, etc. including making holes in walls& floors & cutting trenches in any soil or through concrete or masonry, as per specifications. Rate to include all required materials.	LS	1
10.2	Supply & Build 45x45 cm manholes line throw all toilets to septic tank, build from bricks and cement mortar and concrete benches, smooth with 1:3 cement to sand paste, cover with good quality cast-iron manhole cover, to the satisfaction of the Engineer. Rate to include all needed work and materials to connect to network perfectly.	LS	1
10.3	Ditto but gully- traps 30X30 cm	LS	1
11	UNSEEN		
unseen works			
11.1	Miscellaneous (2.5%)	LS	1

4. Site Drawings:

Below are the site drawings of the premises:



SITE PLAN

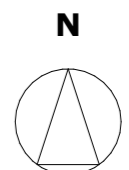
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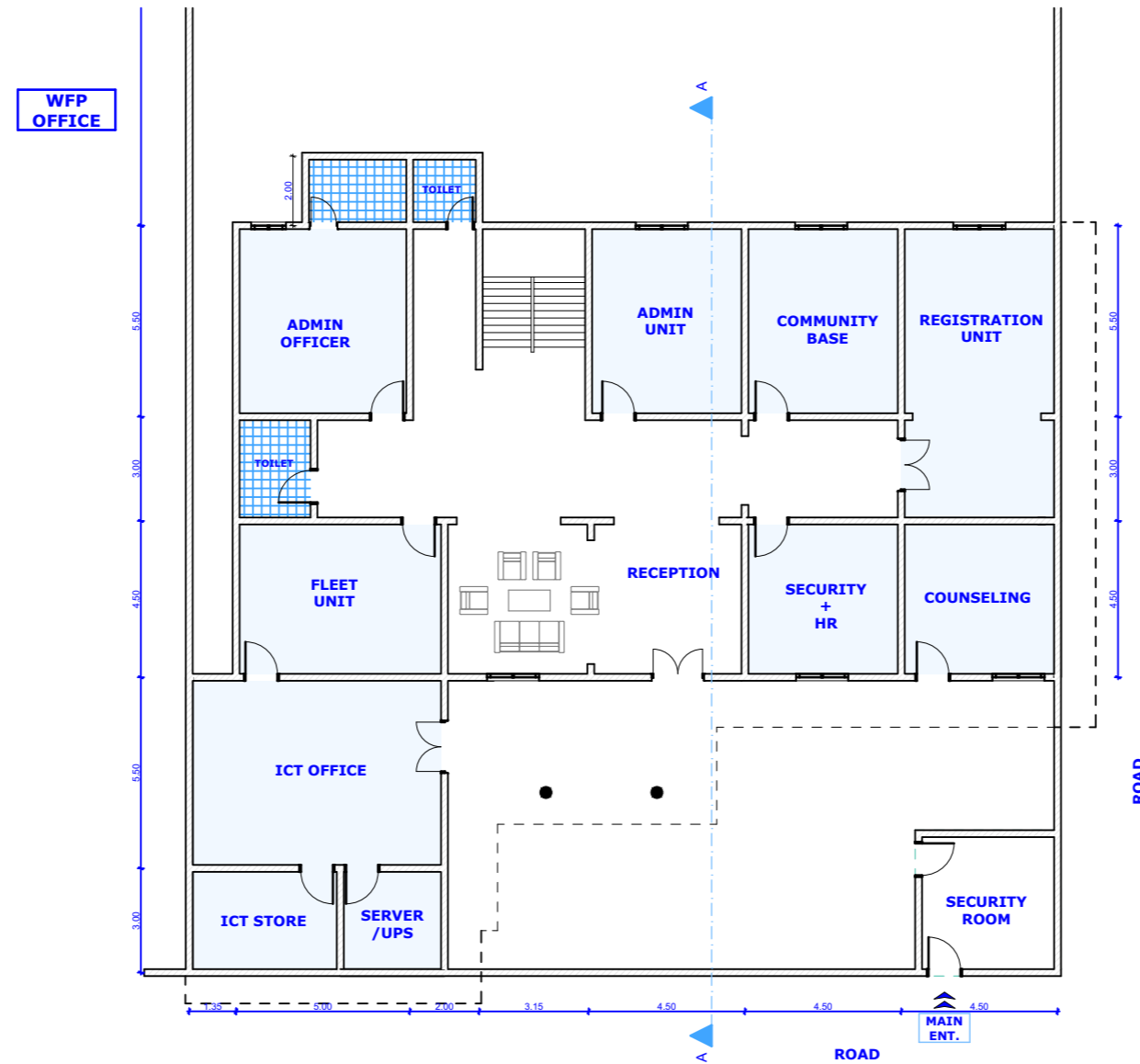
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X: 98,746
Y: 1,748

SUDAN SOUTH KORDOFAN STATE - KADUGLI OFFICE



GROUND FLOOR PLAN

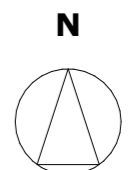
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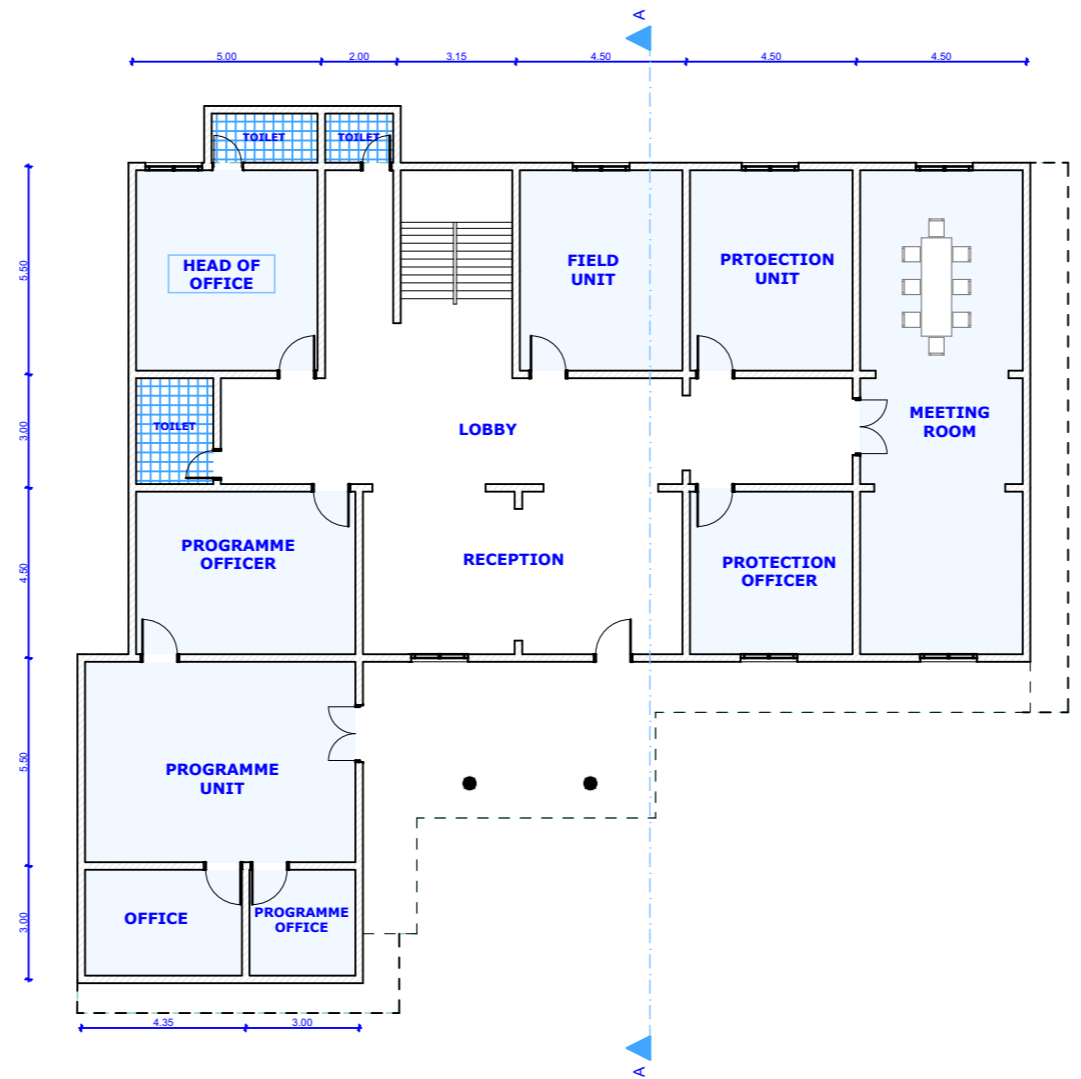
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FIRST FLOOR PLAN

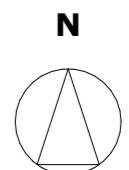
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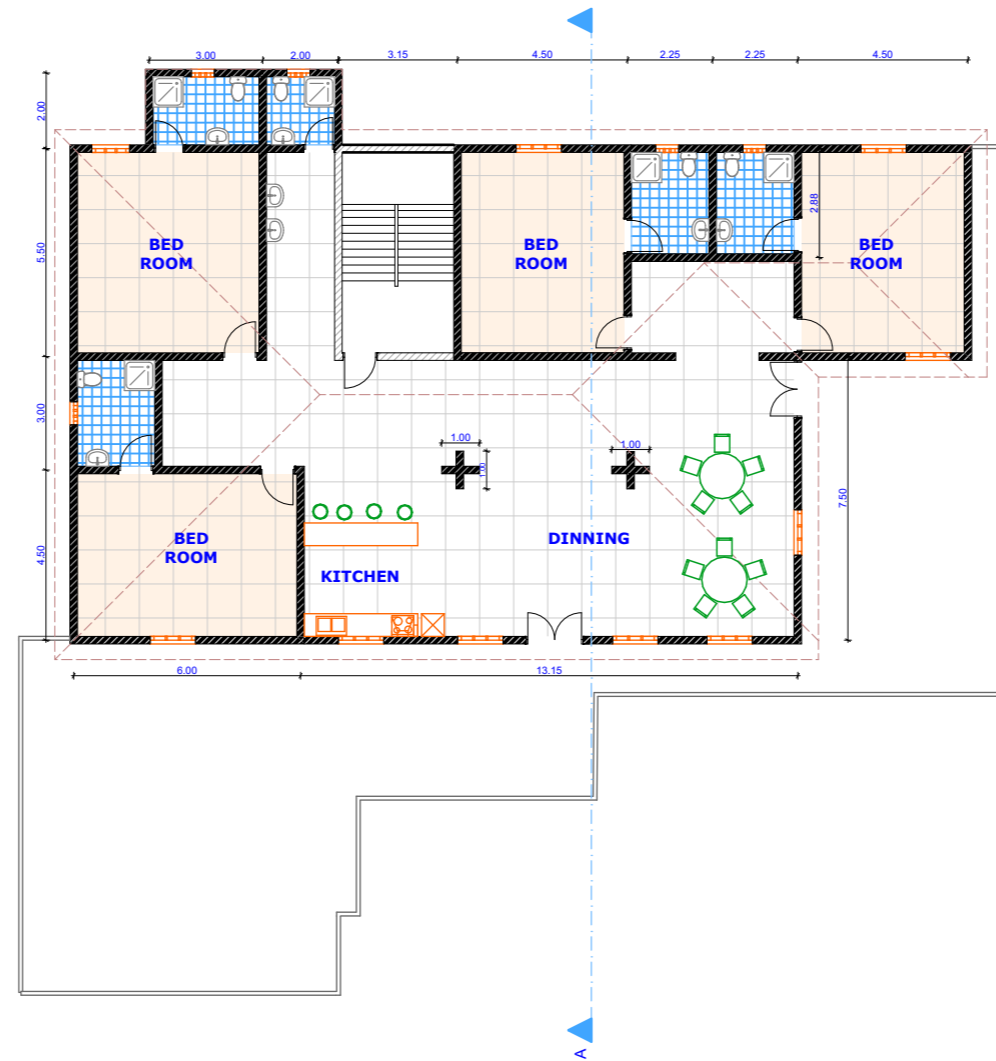
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2ND FLOOR PLAN

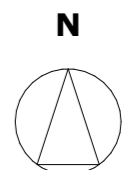
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










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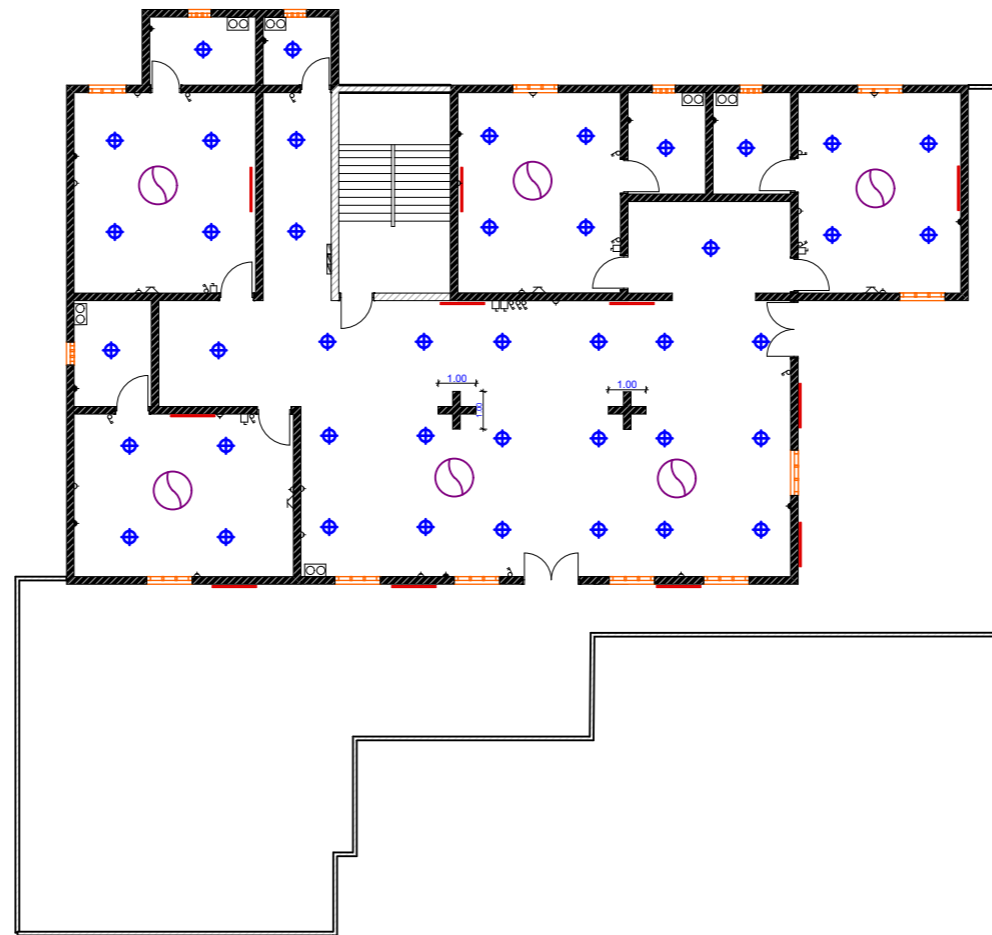
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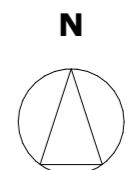


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SYMBOL	DESCRIPTION
	CEILING FAN
	FAN REGULATOR
	CEILING LAMP
	LED WALL LAMP
	ONE POLE SWITCH
	TWO POLE SWITCH
	16 AMP SOCKET
	13 AMP SOCKET
	T.V. SWITCH
	DIST BOARD
	EXHAUST FAN

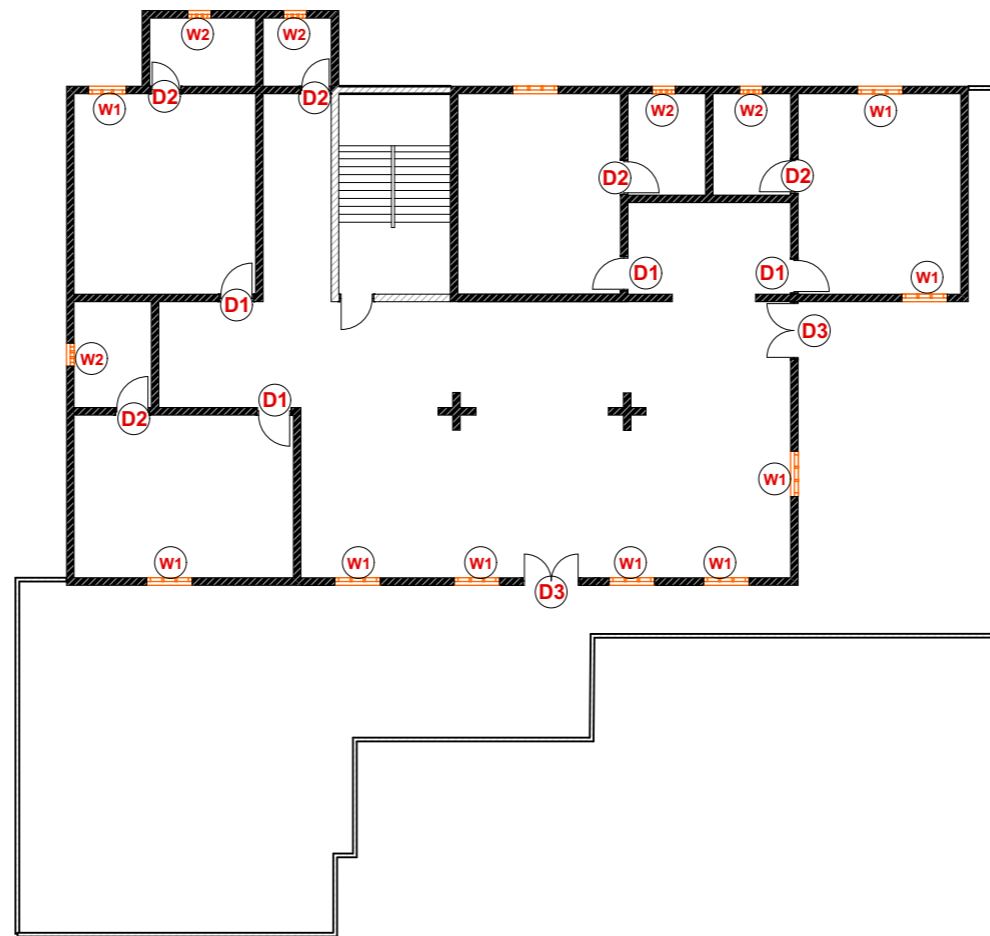


2ND FLOOR ELECTRICAL PLAN



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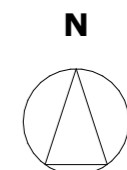
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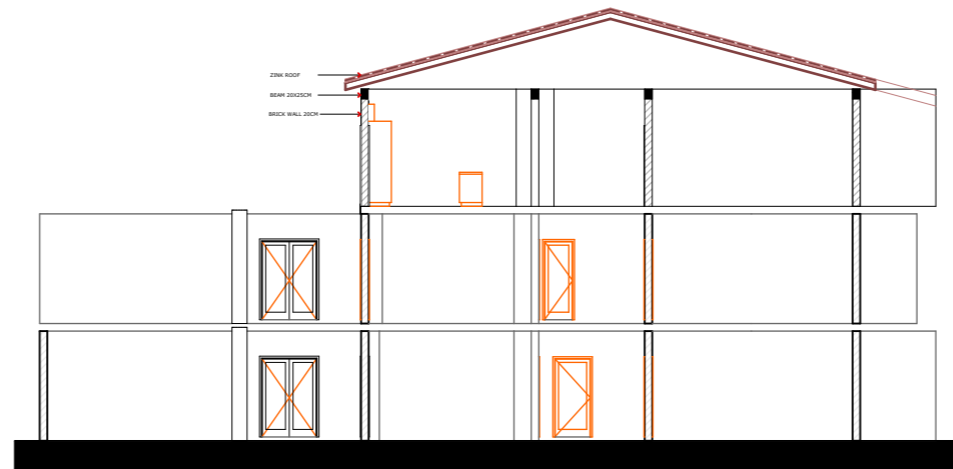
DOORS & WINDOWS

TYPE	W	H
D1	1.00	2.20
D2	0.80	2.20
D3	1.50	2.20
W1	1.20	1.00
H.L.W2	0.70	0.50

DOORS AND WINDOWS

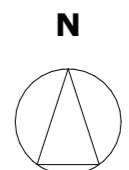


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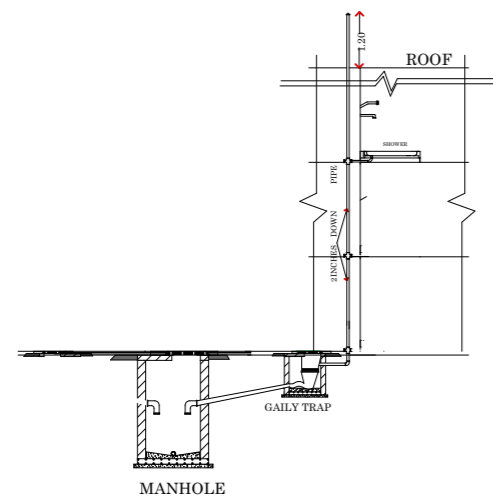


SECTION A-A

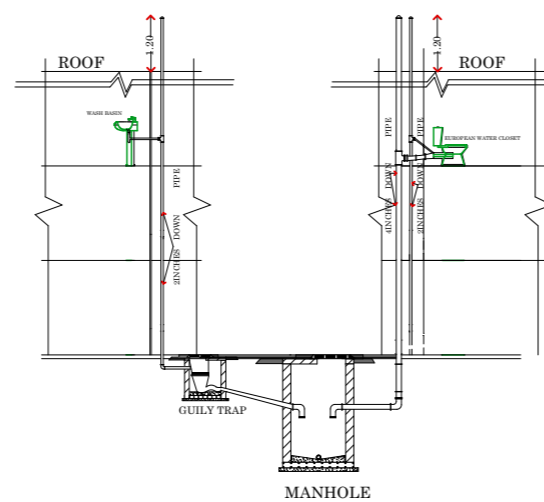
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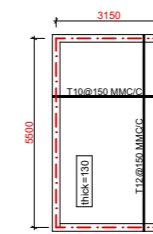
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DRAINAGE VERTICAL SECTION
AT SHOWER & SINK



DRAINAGE VERTICAL SECTION
AT EUROPEAN WATER CLOSET & WASH BASIN



STAIR CASE COVER SLAB

DETAILS

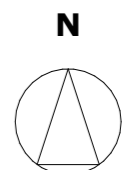
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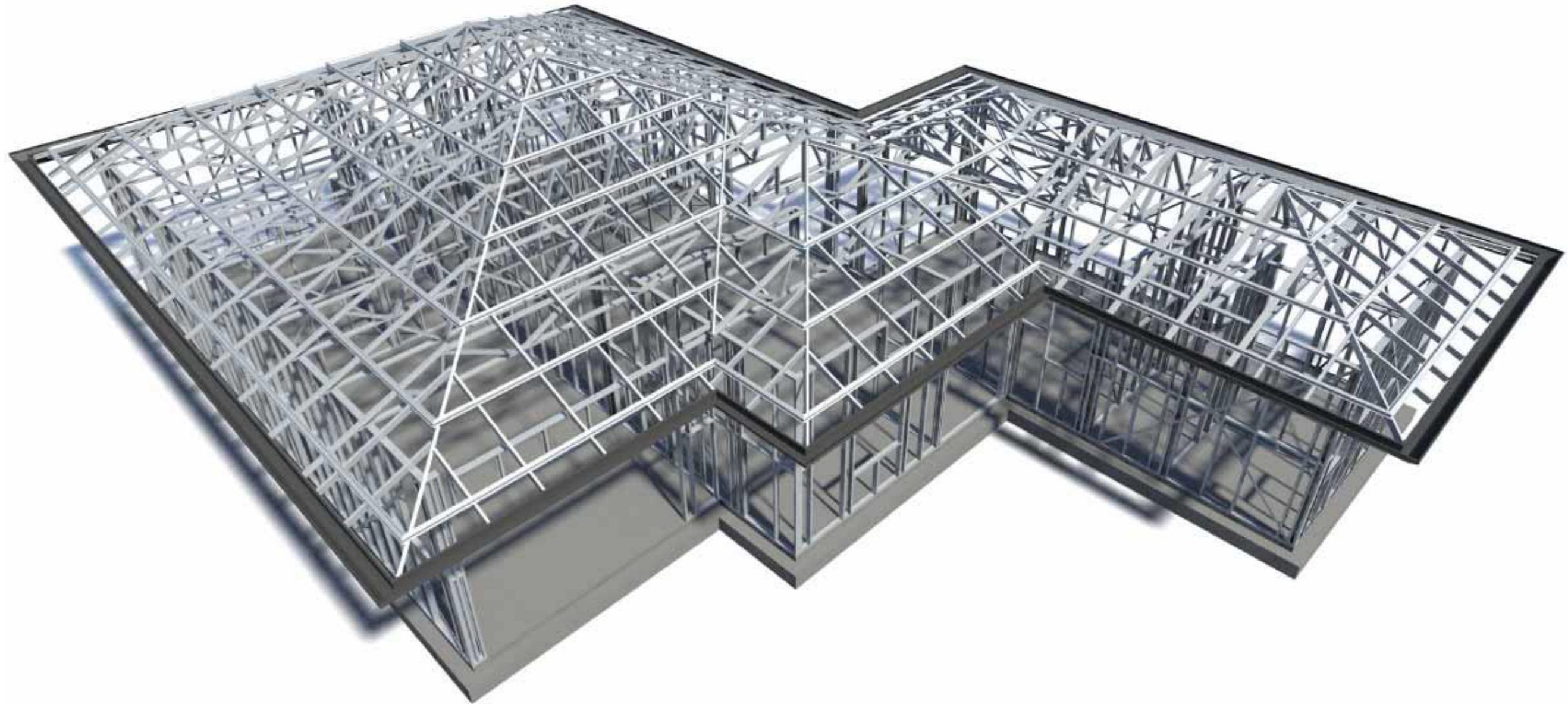
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ROOF TRUSS DETAIL

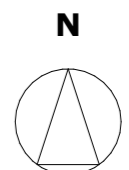
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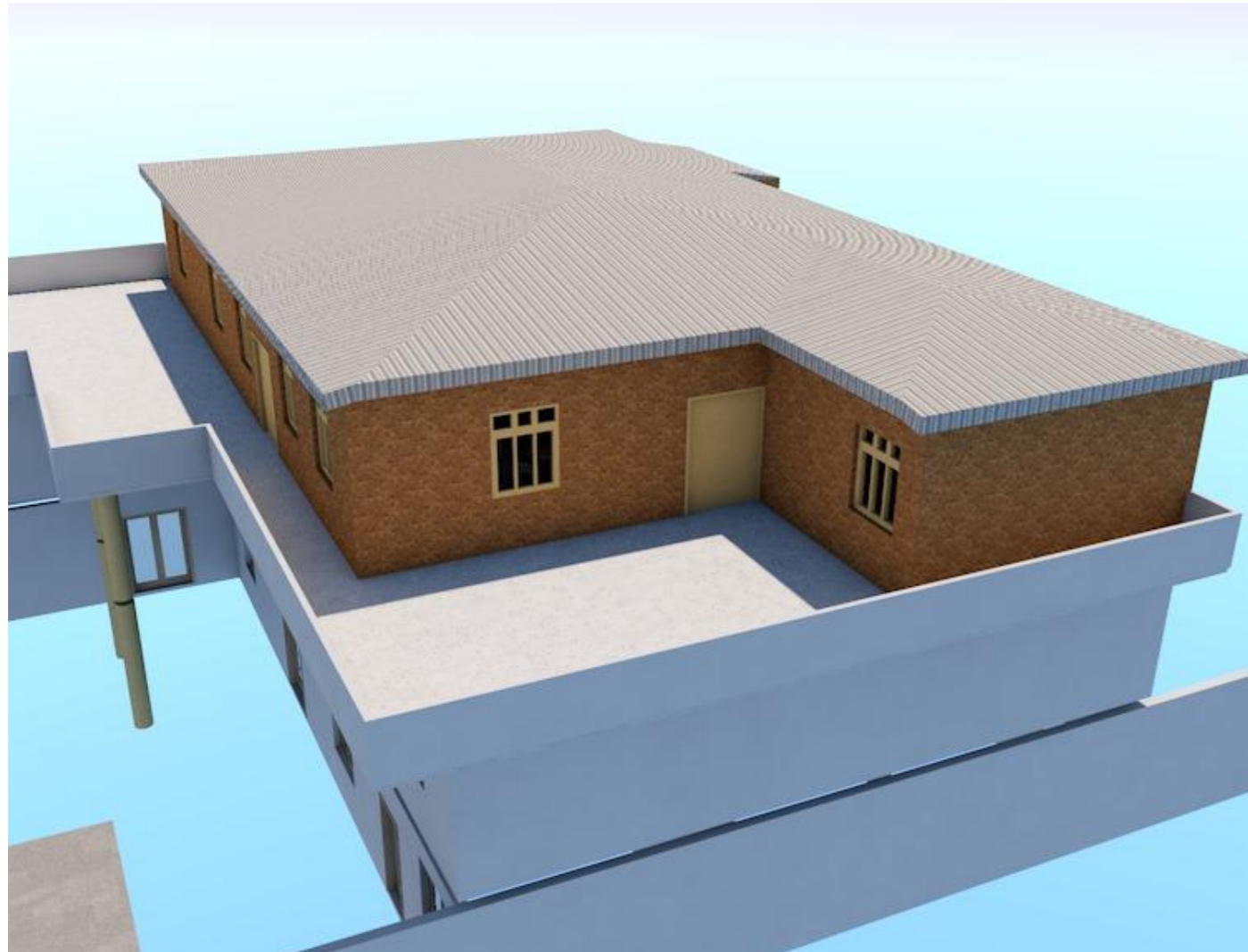
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3D VIEWS

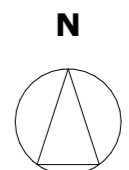
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