Amendment no. 1 – Attachment 6 - Specifications

STATEMENT OF WORK (SOW)

ADA/ABA Accessible Bathroom Renovation

Location: Madrid, Spain
Project Type: Renovation / Accessibility Upgrade

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1. GENERAL DESCRIPTION

Post Madrid has conducted a thorough assessment and determined that none of the existing restroom facilities in the CMR meet the requirements outlined by the Americans with Disabilities Act (ADA) or Architectural Barriers Act (ABA). In light of this, and to ensure accessibility for those with reduced mobility, the decision is to renovated the ground floor bathroom.

The Contractor shall provide all labor, materials, tools, equipment, supervision, and services necessary to **renovate one existing bathroom** to improve accessibility in accordance with **U.S. ADA/ABA standards (to the maximum extent feasible)** and **applicable Spanish building codes**.

The objective is to deliver a **safe, functional, and accessible bathroom** within an existing footprint, incorporating **life-safety features, accessibility improvements, and durable high-quality finishes**.

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2. APPLICABLE CODES AND STANDARDS

The Contractor shall comply with the most stringent applicable requirements of the following:

U.S. Standards

- **Americans with Disabilities Act (ADA) – 2010 ADA Standards for Accessible Design**

- **Architectural Barriers Act (ABA) / UFAS (Uniform Federal Accessibility Standards)**
- **National Fire Protection Association 70 (National Electrical Code – NEC)**
- **Occupational Safety and Health Administration (OSHA) Construction Standards (29 CFR 1926)**

Spanish / EU Standards

- **Código Técnico de la Edificación (CTE)** including:
  - DB-SUA (Safety of Use and Accessibility)
  - DB-HS (Health – plumbing/sanitation)
  - DB-SI (Fire Safety)
- **Reglamento Electrotécnico para Baja Tensión (REBT)**
- UNE standards applicable to accessibility, slip resistance, and materials
- International Building Code (ICBO)
- Mechanical Systems - ASHRAE and SMACNA Standards.
- National Fire Protection Association (NFPA 101) Life Safety Code.
- 2024 OBO Design Standards SRP-Ms
- OBO Project Standard Requirements Signage & Wayfinding Standards
- In Section 5 "Codes and Standards", add NFPA 72 (2019 Edition) to the list of codes and standards.
- OBO Specification 284626

Conflict Resolution

Where conflicts exist, the Contractor shall apply the **more stringent requirement**, subject to Contracting Officer (CO) determination.

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3. SCOPE OF WORK

3.1 PRIOR TO IMPLEMENTATION

Required site visit and survey. The contractor shall be responsible for researching the existing conditions and matters that affect the cost or performance of the services. Contractor is required to attend a site visit to confirm all measurement and survey existing layout prior to submission of BOM and quotation. Measurements provided are approximate and US Embassy shall not be held responsible for inaccurate dimensions.

All the design must follow the 2024 OBO Design Standards SRP-Ms and meet approx. the requirement for the components as the sketch below. All the design must follow the 2024 OBO Design Standards SRP-Ms and meet approx. the requirement for the components as the sketch below.

DOCUMENT SUBMITTAL PACKAGE.

Product Data:

- Manufacturer's data sheets on each product to be used, including: Submit manufacturer’s installation instructions, including preparation, storage and handling requirements.
- complete description of performance and operating characteristics.

Shop Drawings:

- Show typical details of assembly, erection and anchorage.
- Include wiring diagrams for power, control, and signal systems.
- Show complete layout and location of equipment, including required clearances.

After contract award, and before the work starts, the Contractor shall provide the following:

Selection Samples: For each finished product specified, provide two complete sets of color chips representing manufacturer's full range of available colors and patterns.

Verification Samples: For each finished product specified two samples, minimum size 1-3/4” x 2-1/4”, representing actual product, color, and patterns.

Bill of material to be installed. Materials provided by the contractor must be approved before installation.

Complete finalized Work Plan including Critical Path Method (CPM) schedule.

3.2 Description of the project

3.2.1 Demolition and dismantling

Dismantling of sanitary appliances, taps and accessories, by manual means.

Dismantling of carpentry of any type in partitions, including frames, leaves and accessories, by manual means, including cleaning and removal of debris at the foot of the load, loading and transport to the landfill and with auxiliary means.

Demolition of continuous false ceilings made of plasterboard, gypsum, cork or similar material, by auxiliary means.

Removal of electrical installation and lighting equipment affected by the renovation,

Removal of plumbing and drainage installation affected.

Demolition of hydraulic tile, terrazzo, ceramic or stoneware floors, by mechanical means, including plaster.

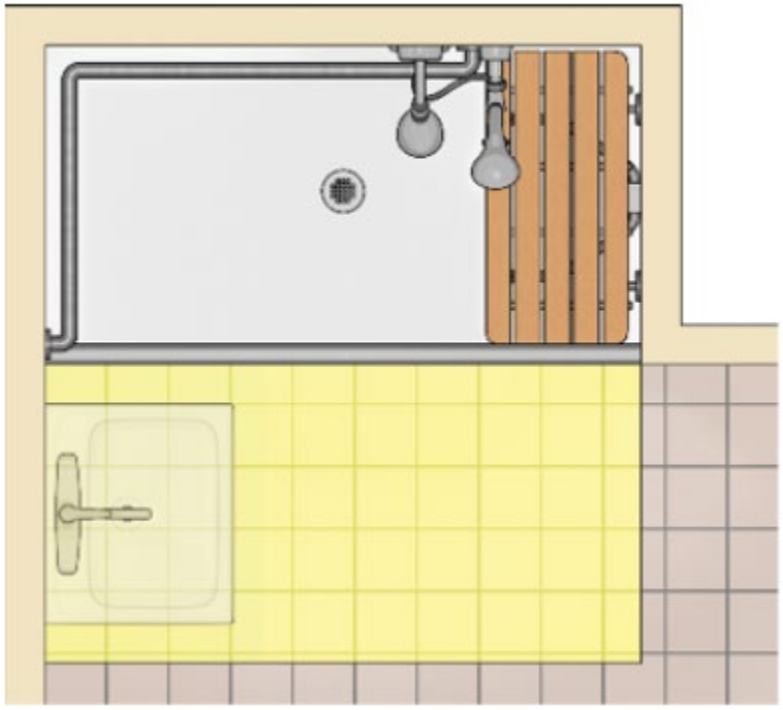
Drilling concrete slab with 30 cm thickness using a 90-100mm diameter hollow drill bit with widia crown. Includes equipment installation, work area preparation, drilling execution, proportional transport of machinery, dismantling, pit cleaning, and debris removal to the loading dock for drainage.

NOTE: The property will provide a list of items to be recovered.

All demolition and dismantling must include cleaning and removal of debris at the foot of the load, loading and transport to the landfill and with auxiliary means.

3.2.2 Masonry

Framing the rectangular enclosure against the two existing walls, ensuring the structure is, then rough in the plumbing supply lines along the top wall to feed the showerhead and handheld spray fixtures, and position the floor drain at the center of the shower pan with the floor sloped ¼" per foot in all directions toward it. Next, install a mortar bed and waterproof liner for the shower pan, followed by cement backer board on all walls, and apply a full waterproofing membrane to all surfaces. Set the tile on the floor and walls, grout, and seal all joints, then frame and finish the built-in bench in the corner using a teak or wood-slat surface over a waterproofed substrate to allow water drainage. Install all plumbing trim, showerheads, and spray fixtures along the top pipe run, then hang the outward-swinging door on the lower-left opening — sized and positioned to allow the full turning radius clearance shown in yellow, which suggests this design meets ADA or accessibility standards — and finish by caulking all corners and transitions with 100% silicone for a watertight, functional shower.



Continuous false ceiling made of laminated plasterboard (PYL) formed by a 15 mm thick, low-absorption, water-repellent laminated plasterboard (Type H1 according to UNE EN 520), screwed to a structure of galvanized steel sheet profiles based on 60x27 C-shaped primary supports.mm, separated between axes between 500-1200 mm, and suspended from the slab or load-bearing element by means of hangers placed between 700-1200 mm, and secondary masters fixed perpendicularly to Primary and different level by means of ridge pieces modulated with axes between 400-500 mm. Fully finished for minimum finish Level Q1 or Q2, ready to prime, coat, paint or decorate; i/pp treatment of joints, anchors, suspensions, hangers, screws, sealing joints and auxiliary means (except lifting and transport). Compliant with ATEDY regulations. Materials with CE marking and DdP (Declaration of performance) according to Regulation (EU) 305/2011. Maintain the same moldar.

Placed registration hatch for false ceiling.

3.2.3 Coating and paints

Plastering with white plaster (Y-25F) on vertical walls of 3 mm thickness, formation of corners, gap trims, finishing with skirting boards and auxiliary means, s/NTE-RPG-12, measured deducting gaps larger than 2 m2

Large-format porcelain tiling measuring 120x60 cm or 80x40 cm laid in line, received with high-performance lightweight cementitious adhesive

Rectified all-body porcelain stoneware flooring, in polished tiles of 80x40 cm Colours to be defined.

Replacement porcelain stoneware flooring similar to the existing one in the hall/distributor in case damage

Supply and installation of matte stainless steel profile, screwed in place, for transition between pavements. Measure the installed length.

High quality semi-matte plastic paint, formulated with vinyl resins emulsified in water and pigments, for interior decoration in a smooth finish. Anti-mold paint and resistant to wet rubbing. Application with a brush, roller or spray gun. Application of at least 2 coats of paint diluted in 10%. In the

case of very porous supports, a transparent, non-film-forming water-based primer is included.

Silver mirror made with a 3 mm colour less float glass silvered on its back side, including Perimeter edging and drilling.

3.2.4 Carpentry

Supply and installation of a blind passage door made of lacquered, smooth wood, with dimension sheet per drawing, including leaf, frame, wood-veneered flashing, latch and hanging hardware and automatic hydraulic door closer, with stainless steel handles, placed on a pine frame included in the price. Completely finished with PP auxiliary means.

Stainless steel handles and 950x2400 mm., including leaf, frame, wood-veneered flashing, latch and hanging hardware and closing lock, with stainless steel handles, placed on pine pre-frame included Closing magnets, placed on a pine frame. Completely finished with PP of auxiliary means.

Sliding shower door that consists on tempered glass or acrylic panels mounted on a top and bottom metal track system (typically aluminum, chrome, or brushed nickel), where one panel remains fixed while the other slides horizontally to open and close. The sliding panel rides on small rollers or wheels for smooth operation and features a handle or grip bar for easy use, while rubber or vinyl seals and sweeps along the edges prevent water the frame can be fully framed, semi-frameless, or frameless, offering a range of aesthetic options from traditional to sleek and modern.

3.2.5 Electrical installation and Lighting

Socket outlet II+T/16 A, for flush mounting, , installed according to plan indications, fully installed and connected, including circuit pp, 100x100 mm junction boxes, built-in or surface-mounted conduit. Corrugated pipe roof of Ø 25 mm. and 3x2.5 mm2 conductor cable with low-smoke polyolefin cable sheath.

Light control point, made of M16/gp5 corrugated PVC pipe and unipolar copper conductor insulated for a nominal voltage of 750 V and section 1.5

mm2 (active, neutral and protection), included register box, standard range presence detector switch, and socket, fully assembled and installed.

Supply and installation of SU FIRE EMPOT IP65 LED 8.5W 3000ºK recessed luminaire BRIGHT CHROME Ø83 mm., or similar. Installed including layout, ceiling mounting and connections.

Installing GFCI in panel breaker.

3.2.6 Ventilation installation

Completely installation of duct formed by hard aluminum tube (1 meter extendable to 5 meters), with a diameter of 150, 100 mm; suspended or fixed to the wall or slab by mechanical means. i/pp of connecting pieces, special pieces, sealing tape or putty, anchors, fixings and auxiliary means.

Installation Circular air diffuser made of extruded aluminum sheet, 4" in diameter, without regulating device.

Extractor fan for duct D=150 mm, with removable body and reduced size. With motor Single-phase (230 V-50 Hz) with long-lasting ball bearings, IPX4 protection; two adjustable speeds for flow rates of 550/380 m3/h; 58/40 W power and noise level at 3 meters of 33/28 dB(A). Manufactured with a casing made of self-extinguishing plastic material at V0 fire level, in color white. Fully installed, tested and working; i/pp connections and small material.

3.2.7 Plumbing and sanitation

Plumbing installation for washbasin and toilets (110mm) made with Uponor Wirs-bo-PEX cross-linked polyethylene pipes (Engel method) for the hot and cold water network, using the Uponor Quick & Easy system.

Supply and installation of PVC drain 80 collector series B glued joint, 125 mm and 50,, in diameter, with plug-in connection system with glued joint through the CMR gym ceiling to be connected to the actual swimming pool drainage system .

3.2.8 Sanitary and accessories

Toilet bowl for high built-in tank or middle/high range fluxer. All toilets will be dual flush for water efficiency

Vitrified porcelain suspended bowl, for high tank toilets, built-in tank or flush valve, Medium/high range, in white, with lacquered seat and lid and stainless steel hinges, fixed with wall anchors, including frame and connections, i/pp of small material and auxiliary means.

Dimensions should meet ADA requirements

Supply and installation of fixed bars for people with reduced mobility.

Supply and installation of paper dispenser

Supply and installation set for washbasin taps, dispenser soap and hand dryer, installed, including support structure and electrical connection, working.

Supply and installation of 50-litre capacity hygienic waste bin, made of stainless steel with a gloss or satin finish, lid with PUSH valve.

Supply and installation of wall-mounted stainless steel toilet brush holders.

Supply and installation of stainless steel toilet dispenser paper seat cover

Supply and installation of hook for anchoring to wall with door stop,

Reclining mirror with overall dimensions of 800 mm high and 600 mm wide, with AISI-304 stainless steel frame in satin finish, 28 mm thick, fully installed; i/pp anchors

Supply and installation of roll paper

Shower Requirements

Low-threshold or curbless shower

- Non-slip surface
- Handheld shower head with adjustable height bar
- Optional fold-down seat (if space permits)

• Waterproofing system (membrane-based) compliant with EU standards

3.2.9 Finishes

- Provide durable, moisture-resistant, high-quality finishes:
  - Porcelain or stone tile (non-slip rated)
  - Mold-resistant grout and sealants
  - Tempered safety glass where installed
- All materials shall meet EU CE marking requirements

3.2.10 Fire system

Relocation of existing devices strobe notification appliances per proposed locations on drawing.

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4. SAFETY REQUIREMENTS

The Contractor shall:

- Comply with **OSHA-equivalent safety practices** and Spanish labor safety laws
- Provide PPE for all workers
- Maintain a clean and hazard-free worksite
- Implement fall protection where applicable
- Control dust, noise, and debris
- Submit a **Site-Specific Safety Plan (SSSP)** prior to work

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5. QUALITY CONTROL

- Contractor shall provide a **Quality Control Plan (QCP)**
- All work shall be inspected for:

    - Accessibility compliance
    - Waterproofing integrity
    - Electrical safety
- Deficiencies shall be corrected at no additional cost

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6. SUBMITTALS

The Contractor shall submit:

• Comply with OSHA-equivalent safety practices and Spanish labor safety laws
• Provide PPE for all workers
• Maintain a clean and hazard-free worksite
• Implement fall protection where applicable
• Control dust, noise, and debris
• Submit a **Site-Specific Safety Plan (SSSP)** prior to work

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7. TESTING AND COMMISSIONING

- Test plumbing systems for leaks and drainage performance
- Test electrical systems including GFCI/RCD functionality
- Test emergency alarm system (functional verification)
- Verify accessibility features meet specified intent

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8. WARRANTY

- Manufacturer warranties passed through to the Government

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9. PERIOD OF PERFORMANCE

- Estimated duration: **3–5 weeks** from Notice to Proceed (NTP)

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10. ACCEPTANCE CRITERIA

Work will be accepted when:

- All systems are fully operational
- Accessibility improvements are installed as specified
- No safety hazards are present
- Punch list items are completed

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11. SPECIAL CONSIDERATIONS

- Work may occur in an **occupied diplomatic facility**
- Contractor shall coordinate access, working hours, and security requirements
- Minimize disruption to operations