U.S. Embassy in Vienna
Project: Marines New Outdoor Sports Facilities – Basketball Half-Court
Trade: SOW Construction Work for Sport Field and Electrical Installation
SCOPE OF WORK

GENERAL REMARKS

General Preliminary Comments

Introduction
The U.S. Embassy's Marine's House is located at Hartaeckerstrasse 3-7, 1190 Vienna. The two buildings were constructed in 1957. The Marine's House is the residential complex of the U.S. Marine Security Guard Detachment.
Design architects: Henry Hill & John Kruse Associated Architects, San Francisco.
Consulting architect: Adolf Hoch, Vienna.
There are two buildings on the property, and 2 outdoor sport facilities:

- Basketball Half Court – area of construction work in this SOW
- Beach Volleyball Court – separate project

Description of the Construction Project
The existing outdoor basketball half-court is at the end of its life cycle and much too small in dimensions. The scope of work includes the demolition of the existing sports field surface and substructure, in their entirety, as well as the removal of the lighting.
Construction of a new sports field surface, including the substructure, in its entirety, as well as a new lighting system.

1. Scope of Work
This scope of work includes the following tasks:

- Site Installation
- Demolition
- Demolition, removal, and disposal of the existing half-court basketball court (asphalt layer 7 x 8 m) and the basketball basket with posts.
- Excavation, oil removal and disposal of the foundation pit for new basketball half- court dimension (13mx14m = 182m²), 0.3m depth
- Demolition of the existing outdoor lighting
- Construction of a new sports court, half-court basketball court (13 m x 14 m = 182 m²)
- Preparation and installation of the subbase and base course, including drainage
- Installation of the surface layer (EPDM rubber surfacing or equivalent)
- Installation of point foundations for 1 basketball hoop and 4 LED light poles
- Installation of 1 height-adjustable basketball hoop and 4 LED light poles, including wiring/rewiring
- Laying of concrete lawn edging stones
- Painting lines
- Final cleaning

2. Sequence of Applicability
Contract documents apply in the following sequence:

1. Written order (purchase order or contract)

2. Text of the Tender Specifications (General remarks and technical comments before specifications)
3. Project drawings, technical specifications and Project time-schedule

3. Validity of the standards
For this project the specialist technical AUSTRIAN STANDARDS are applicable in the version stated at the time of awarding the contract. US codes and standards shall apply to construction if specially named in the item specification or if the guidelines are requiring a higher grade of quality.

4. Reservations – Modifications – Alternatives
Insofar as the bidder wishes to present reservations, modifications, or alternatives to the performance specification, these are to be enclosed in an accompanying letter to the quotation.
The new final sum must be immediately evident on opening the enclosed letter.
For similar type plant parts, for which brand and type are optional, uniform brands are to be offered to simplify the storage of spare parts and maintenance.

5. Execution periods
For completion of the work given to the contractor, the agreed execution periods apply.
Indicative schedule: 5 weeks continuous, Fall 2026
If, for reasons which the contractor has to justify- deadlines are postponed then a new schedule is to be drawn up. After their announcement these new periods acquire the same legal effectiveness as the originally agreed deadlines.
Beginning of Execution: within 2 weeks after notice to proceed
End of Execution: 5 weeks after beginning of execution
Special requirements:

- The work will be carried out while the facility remains in operation and in the presence of the residents, who should not be disturbed during the construction work
- USG Security regulations
- Clearance process for employees, cars, tools and material on site
- Safety and protective measures

6. Basics of contract
In the event of being appointed to do the work, the legal contract provisions of the U.S. Government apply. In detail these provisions can be seen or requested at the Procurement / Contracting Office of the U.S. Embassy.
For the technical regulations of this tender the German Version is valid in due consideration of the severability clause.
Any supply requirements of the bidder himself are not recognized for the fulfillment of this contract.

7. Compensation, Liquidated damages
If the agreed deadlines are not met, the client is entitled to enforce compensation claims ("Liquidated Damages") in accordance with the legal contractual requirements.

8. Warranty, Defects
The contractor is liable for perfect execution of the normal presupposed and contractually

necessitated work as well as for the perfect quality of all constructional substances and materials which are used by him. If materials are provided by the client, the contractor must check then for suitability.
The warranty period is 3 years and begins with the day of final acceptance of work by the Site Manager.
Within the guarantee period, faults which arise – as well as any consequential damages due to faults – are to be corrected immediately and, at the latest, 14 days after request. If danger is imminent, the fault correction is to be carried out immediately.
If such a request is not complied with, the client is entitled to have these faults corrected by a third party at the cost and risk of the contractor.

9. Bonds
For orders with a contractual Total of EUR 70,000.00 (excl. VAT) or above, a bond in the amount of 20% of the contractual Total is to be deposited by the contractor in form of an abstract bank guarantee letter of a recognized local or foreign banking institute.

10. Payment
After awarding, the Contractor must forward a detailed calculation of his offer to the COR. The actual quantities and materials delivered and implemented are billed. The entire work is to be invoiced for by means of a final invoice incl. a detailed cost statement after completion of the work and fault-free acceptance.
The Contractor shall provide invoices as the work progresses based on the percentage of work completed to date. If it is determined that the amount billed is incorrect, the principal will request the Contractor to submit a revised invoice.
The Contractor shall specifically identify his last invoice "Final Invoice." The Final invoice shall include the remaining payment claimed to be due under the basic contract and all modifications issued, if any. The final invoice should also have the Contractor's Release of Claims Certificate Form, Warranties, and any additional final submittals.
The payment conditions apply in priority as in the written order.

11.Pricing
The bidder’s price is for the complete, proper, appropriate, and professional, ready to use workmanship, including all material, even if not specifically mentioned and beyond basics, manpower and associated services, in particular the following:
All machinery, tools, equipment, scaffolding, lifting gear, cranes, safeguarding and protection measure, all packaging, transportation, storage, manipulation, and disposal.
Protection of already built elements from dirt and damage until acceptance, the establishment, maintenance, opening and closing and dismantling of transport routes and openings, all correction and adaptive work to adjacent components, regardless of the execution time inclusive all waste and material consumption and all appropriate action needed to prevent harassment, of e.g. neighbors.

12. Performance of work
By signing the offer, the contractor confirms that he has all the required materials, manpower, proven experience, devices, and equipment – as well as the required knowledge and skills-, to be able to carry out the stipulated work expertly and on schedule.

The usage of manpower and machinery must be adapted to the particular requirements of the construction progress.
The contractor will be responsible for site cleanup daily. Work schedules shall be arranged to not interfere with normal housing operations. Any delays or stoppage in work as requested by the Embassy will not result in additional costs to the embassy. All contractor employees will follow the rules, regulations, and requirements of the Embassy. The contractor assumes all liabilities associated with this work. The contractor is responsible for verifying all details, measurements, and quantities necessary for this work and shall be responsible for unforeseen circumstances and costs resulting from any inaccuracies. All aspects of this work will meet the international, Austrian and US building code standards and or requirements.

13. Collaboration of several contractors
Each contractor is obliged to seek coordination and agreement with the other contractors working on the construction site.

14. Duty of checking on-site conditions
The contractor must check on-site conditions and advanced work from other contractors in regard of scheduled completion and quality and in case of problems must inform the client timely.
Before the start of the production of components, the corresponding dimensions must be taken in good time, workshop drawings prepared and submitted to the client for approval.

15. Law, Contract disputes
For the fulfilling of this contract, U.S. law applies. Contract disputes will be dealt with in accordance with the U.S. “Contract Disputes Act of 1987, as amended (U.S.C. 601-613)”.

16. Partial allocation - Billing
It is possible that various tendered sub-tasks are, at the decision of the principal, not executed or executed at a different timeframe. The contractor cannot make any additional demands whatsoever, from this and must complete the remaining work at the unit prices which apply, based on the tender. The actual quantities and materials delivered and implemented are billed.

17. Passing on of the contract – Subcontractors
The passing on of the complete contract is not permitted:
The transfer of parts of the contract to subcontractors is permitted, insofar as this is common in the branch and the consent of the ordering party has in all cases been obtained beforehand.
In all cases, the purchaser remains solely responsibly towards the ordering party and is liable for his subcontractors.

18. Building site inspection
Before formulating the quotation, the bidder must obtain adequate information about the condition of the building site, the access and storage possibilities as well as other local peculiarities.

19. Security Regulations
Reference is made to the special security regulations for work to be done in buildings of the Embassy of the United States of America. Personnel, intended for employment in the work are to be subjected to a

security check by the Embassy's Security Department. For this, it is necessary to send in the appropriate forms with the personal details two weeks before the start of the work at the latest.
The client reserves the right to reject personnel of the contractor without giving reasons and without any rights accruing to the contractor from this.
The contractor must comply with all Austrian and US Embassy safety rules and regulations. All necessary safety procedures will be incorporated in this project and associated work. Personnel must always use safety equipment. Failure to comply with this requirement will stop work by order of the COR.

20. Secrecy
The contractor commits himself to keep information which he receives in connection with the carrying out of the project and will commit his employees, subcontractors and people employed in performance of his obligations, to handle all information which come to them as strictly confidential.
The client retains the right to legal action and claims for compensation in the event of a breach of this condition of contract.

21. Escorting of personnel by the client
Work groups which work under the attendance of a security escort of the U.S. Embassy can only always move freely in the work area in this respect as there must be an overview over the entire work group.
Security instructions of the supervisory personal must be obeyed immediately. The number of workers which can work at one time on the project is dependent on the number of supervisory agents and laid down by the client.
Difficulties because of these security regulations are to be calculated into the unit prices. Except for work interruptions ordered by the client, additional demands due to hindrances are excluded.

22. SAM—registration
For orders with a contractual Total of US$ 30,000.00 (incl. VAT) or above, registration in Sam (system of award management) id required prior to assignment.

TECHNICAL COMMENTS FOR GENERAL CONTRACTOR

1. Under this contract, the contractor assumes full and unlimited responsibility both for the right choice and processing of best possible, defect-free materials and for proper and professional workmanship. The services shall be performed in compliance with all relevant Austrian Standards (ÖNORMEN), laws and regulations (e.g. health and safety at work acts, Occupational Health and Safety Regulation for Construction Workers etc.), regulatory requirements, laws and circulars, the guidelines, descriptions, processing instructions and data sheets of the plants and the recognized trade and technical rules, as amended. US codes and standards shall apply to construction if specially named in the item specification or if the guidelines are requiring a higher grade of quality.

2. In accordance with this scope of work, Contractor shall furnish all labor, materials, supervision, equipment, insurance, taxes, overhead and all things and services necessary to complete all the work and trades required.
The execution to be performed includes all services, even if they are no longer expressly mentioned in the specifications or plans, i.e. they also include substructures, anchor materials, etc. as well as all related ancillary services. All parts must be offset and adjusted in correct position.
All components shall be supplied and mounted in the highest quality possible and in accordance with the latest technological advances.

3. Contractor is responsible for safety and shall comply with all local labor laws, regulations, customs, and practices pertaining to labor, safety, and similar matters. The Contractor shall promptly report all accidents resulting in lost time, disabling, or fatal injuries to the COR.
Contractor shall be and remain liable to the Embassy in accordance with applicable law for all damages to the Embassy caused by the Contractor's negligent performance of any of the services furnished under this contract. The rights and remedies for the Embassy provided for under this contract are in addition to any other rights and remedies provided by law.

4. Contractor shall prepare and submit a Project Safety Plan [PSP] to address the schedule of the project. The PSP are intended to document the entire project from beginning to end. **Additional Safety Measeures according to the US American FAR 52.236-13, DOSAR Accident Prevention clause 652.236-70, & EM385-1-1 Version 2014** are listed in the next paragraph.

5. Quality Requirements
If the tender document issued by the purchaser provides examples of products, the tenderer shall prove, upon request by means of certificates issued by an accredited inspection or supervision body, the equal quality of offered equivalent products if the purchaser has doubts in that respect. If the tenderer fails to prove the equal quality of these products, the products named by the purchaser in the tender document shall be used at the tender price.

6. Duties of Inspection and Warning
The Contractor shall review the specifications and the enclosed drawings and other planning documents and inform the Customer in writing about any defects identified and about its concerns about the provided type of execution and the services not included in the specifications as can be expected from its know-how when applying due diligence.

7. Permits, Opinions

The Contractor shall obtain in due time the official permits required for the execution of its works at no charge to the principal (e.g. parking permit, excavation work, permit for protection of public areas, access to and storage of materials, building permits, structural analyses, noise protection opinions etc.). The Contractor shall furthermore obtain the consent of neighbors for works affecting their rights. The costs arising in this connection will not be paid separately but must be included in the offered prices.

Contractor is responsible for obtaining any additional off compound storage areas required (e.g. Loading zone, crew container unit)

Contractor shall always **keep the work area free from accumulation of waste materials**. Upon completing construction, Contractor shall remove all temporary facilities and leave the project site in a clean and orderly condition acceptable to the COR.

8. Compatibility, materials:

All the materials to be used must be resistant to all known local pollutant emissions and their solvents or water compounds.

The Contractor also must detect and guarantee (including certificates and testing) the chemical compatibility of used materials, ingredients and resources with each other, so that any damage or loss of quality is reliably prevented.

The frost resistance of the material for the place of use is ensured by the contractor.

9. Pricing:

The bidder's price is for the complete, proper, appropriate and professional, ready-to use workmanship, including all material, even if not specifically mentioned and beyond basics, manpower and associated services, in particular the following:

- All machinery, tools and equipment, scaffolding, lifting gear, cranes, safeguarding and protection measures
- All packaging, transportation, storage and manipulation, disposal
- Manually added services in earthworks, section-by-step approach under special caution, care
-Difficulties which arise from the proximity to buildings or parts of buildings or safety measurements
-Leveling and compacting of all bases to the intended level or the inclination planed
-Site safety installations, which shall be made in a manner that the protection of third parties are guarantied
- Difficulties or additional expenses for e.g. arches and curved designs and added expenses for snow and ice, height, danger and other surcharges.
- Working in bounded areas as well as blending, sealing- fastening- materials and weather-resistant design of all parts and details.
- Junctions and all measures to protect against the weather conditions of all work in progress.
- All taking measurements, constructing details and other services, and transferring them to the plans for the execution.
- Taking natural dimensions and drawing up detailed design and execution plans according to natural dimensions.
- Protection of already built elements from dirt and damage until acceptance.
- The establishment, maintenance, opening and closing and dismantling of transport routes and openings, working areas, etc. acc. to requirement, including all backup and protection measures.
- Applying to adjacent components of any kind

- The compensation of unevenness within tolerances of previous work and all adjacent components.
- All connection and adapting work to adjacent components, regardless of the execution time inclusive all waste and materials consumption.
- Structural calculations (if necessary) at all structural relevant units

The prices include all deliveries and services, which are not specifically mentioned even if they exceed the provisions of the ÖNORMs when they are usually necessary for the proper and complete and ready-to-use execution.

Electricity and water used for the construction can be obtained free of charge from the in-house supply lines for the principal.

10. Special Conditions

-The US-American guidelines for accessibility (ABA Standards) apply.
- Taking natural dimensions is mandatory.
- Exemplary plan sketches and generic details from the attachments are not execution plans.

The contractor is responsible for preparing structural calculations, as well as the execution and work planning according to natural dimensions.

Additional Safety Measures according to the US American FAR 52.236-13, DOSAR Accident Prevention clause 652.236-70, & EM385-1-1 Version 2014

(Start 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) of this clause), 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 part 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.
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)

BUILDING CONSTRUCTION - SPECIFICATION OF CONSTRUCTION WORK

01 Z Construction Site Overhead Costs

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the provisions of Service Group 01 Construction Site Overhead Costs as set forth in the Building Construction Service Book (LB HB) and the relevant OE standards apply.

01.11 Z Summary of Construction Site Overhead Costs

011104 Z Site Installation

Setting up, maintaining and clearing the site for all companies involved in the renovation work
Installation of the building site including Team container, sanitary container, chemical toilet (and it's regular exchange), traffic signs etc. for the own work and subcontractor work, including the securing of the construction site, protection of the remaining items, tools and suchlike and bring them into a functional status including moving it to another place if needed.
Maintenance of the construction site equipment, dismantling and removal of the entire construction site equipment.

1 Flat Rate Unit price EP …… Item price PP ……

01.1201 Z Special construction site costs.

01.1201C Z Contractor's construction drawings/work plans

For the preparation of the construction drawings/work plans (site plan, floor plan, section, detailed drawings, electrical installation plan for exterior lighting) by the contractor (AN)
The plans and documents shall be submitted in duplicate, both in hard copy and digitally (as DWG and PDF files), in sufficient time to allow for review prior to the commencement of work.

1 Flat Fee Unit Price UP …… Item price PP ……

01.1201D Z Special costs: zero-line, surveying + contractor's plans

For surveying and marking the reference zero line for the construction site, the elevations and slopes of structural elements, as well as the new ground level resulting from changes to lawn areas.
The authorized civil engineer (ZT) commissioned by the contractor will be notified to the client immediately after the contract is awarded. The plans and documents will be provided in duplicate, both in paper form and digitally (as DWG and PDF files), in a timely manner so that they can be reviewed before the work is carried out.

1 Flat Fee Unit Price EP …… Item price PP ……

01.1202 Z Security for the construction site and construction workers

01.1202D Z Security during working hours by a security service
During normal working hours, all day, continuously, by a certified security guard service. Outside of the building, in the construction zone, for the duration of the entire construction work, from the start of construction to completion. Assumption 5 weeks, 9 hours per day.

225 hours Unit price EP …… Item price PP……..

01.1203 AZ Special Costs: On-Site Construction Management by Contractor + Documentation
For the granting of local construction site management by the contractor (AN), bilingual (German, English). The tasks mainly include, but are not limited to

- Organization, control, and supervision of the construction work from the start of construction to the completion of the construction project.
- Coordination of the construction process and the trades to ensure smooth execution
- Monitoring of execution according to plan to ensure compliance with quality, costs, and schedule
- Monitoring of compliance with occupational health and safety regulations and ensuring a safe working environment for all parties involved.
- Monitoring of compliance with all relevant building regulations, standards, and laws.
- Keeping a construction logbook, the completion report, and preparing measurements in German and English
- Communication and coordination with the client and reporting to the client
- All tasks of the local construction site management not specifically mentioned here that are necessary for defect-free completion.
- The local construction site manager must check and monitor the construction work on site daily, or several times a day, or all day - as required. Communication with the client (in writing and verbally) and documentation must be in German and English. Appropriate evidence for the planned employee must be provided with the offer.

1 flat rate Unit price EP …… Item price PP ……

Construction site overhead costs	**Baustellengemeinkosten**	**SUM EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

02 Z Demolition

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the provisions of Service Group 02 Demolition as set forth in the Building Construction Service Book (LB HB) and the relevant OE standards apply.
In the following, the term "disposal" refers to the loading, removal, recycling, landfilling, or disposal of construction debris.

1. Demolition, Removal:
The terms "demolition" or "stripping" mean that the client does not anticipate reusing the material.

2. Removal, Dismantling:
The terms "removal" or "dismantling" refer to the careful removal or dismantling of materials for the purpose of reuse.

3. Recycling or Landfilling:
Construction waste is generally recycled. If this is not possible for economic or technical reasons, construction waste is properly disposed of in a landfill.

4. Prohibited Contamination Due to Manipulation During Construction Operations:
Construction operations must be organized in such a way that the total pollutant content and leachates of the excavated and demolition material are not adversely altered to an impermissible degree.
The contractor shall ensure that the excavated soil is contaminated by construction operations with no more than a total of 5 percent of the volume of mineral construction waste. The contractor shall bear any costs arising from such changes (e.g., contributions for contaminated sites under the Contaminated Sites Remediation Act).

5. Transportation:
Transportation shall be carried out in compliance with any necessary permits and regulations.

6. Documentation:
Confirmation that the Contractor (AN) has transferred the construction waste to authorized waste collectors shall be provided to the Client (AG) upon request.

7. Material Groups and Code Numbers:

- Concrete demolition (Code 31427)
- Asphalt demolition (Code 31410 or Code 54912)
- Treated wood waste (Code 17201 or Code 17202)
- Untreated wood waste (Code 17201 or Code 17202)
- Metal waste (SN 35103 or SN 35105)
- Construction site waste (SN 57118 or SN 57119 or SN 91206, 91207, 91401)
- Mineral construction debris (SN 31409)
- Synthetic mineral fibers/mineral wool (KMF) (SN 31416) as non-hazardous waste
- Polystyrene such as EPS (SN 57108) as non-hazardous waste
- Polystyrene such as XPS (SN 57108) as non-hazardous waste
- Artificial mineral fibers/mineral wool (KMF) (SN 31437g) as hazardous waste (g.A)
- Polystyrene such as XPS (SN 57108-77g) as hazardous waste (g.A)
- Asbestos waste (SN 31412g or 31437g)
- Waste paper, paper, and cardboard, uncoated (SN: 18718)
- Waste paper, paper, and cardboard, uncoated, classified as hazardous waste (g.A.) (SN: 18718 77

7.1 Hazardous Waste (g.A):
If hazardous waste is unexpectedly encountered, the client will be notified and a separate arrangement will be agreed upon.
Only those quantities that do not originate from sources for which the contractor is responsible (e.g., used oil from its equipment or vehicles) will be included in the invoice.

8. Temporary Storage:
Temporary storage refers to storage within the construction site area. It therefore also includes transport to the temporary storage location and proper storage.
Temporary storage areas must be provided and cleared before handover.
Unless already specified in the request for proposals, the location for interim storage shall be determined in agreement with the client.

9. Services Included in the Unit Prices:
The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):
- Scaffolding for components up to 3.2 m in height
- Labeling and carefully storing disassembled components
- breaking them down, if necessary, for transport
- Removing components while taking the greatest possible care to protect the remaining parts and the underlying surface
- Temporary storage on the construction site, if necessary
- Regulatory requirements regarding noise control and dust control
- The use of containers (waste disposal logistics)
- Restoration of the areas provided by the client for the temporary storage of demolition or excavated material upon completion of the construction work
- All fees and charges (e.g., contaminated site contribution)
- Organization (method and route of transport)
- Removal and disposal of construction debris/waste materials during the dismantling or removal of building components

10. Measurement and Billing Rules:
Demolition, chipping, and chiseling are always billed based on the solid, unbroken state of the components (the volume of the components prior to their demolition). For demolition items, the specified assumptions regarding the quantities of various construction debris are deemed agreed upon for billing purposes, regardless of any under- or over-quantities or the actual type of material.

11. Scope of Services: Demolition + Loading/Transport + Recycling/Landfilling/Disposal (ULG 02.91 not part of the contract): If ULG 02.91 is not part of the contract, “demolition” or “stripping” is understood to include the following scope of services:
- Demolition or removal, including loading, hauling, recycling, landfilling, or disposal, and points 1 through 10 of this LG preliminary note.
- The Contractor shall choose between recycling, landfilling, or disposal in accordance with statutory provisions.
- Ownership of the demolished material transfers to the Contractor upon the first loading, provided that reuse by the Client is not part of the contract.

12. Scope of Services: Demolition + Loading (ULG 02.91 is part of the contract): Unless otherwise specified in individual line items and provided that ULG 02.91 is part of the contract, “demolition or removal” is understood to include the following scope of services:

- Demolition or removal, including loading and items 1 through 10 of this LG preliminary note.
- The Contractor shall choose between recycling, landfilling, or disposal in accordance with statutory provisions.
- Ownership of the demolished material transfers to the Contractor upon the first loading, provided that reuse by the Client is not part of the contract and without prejudice to compensation for transportation, recycling, landfilling, or disposal.

02.11 Z Demolition of Foundations and Walls

Masonry thicknesses in shell construction dimensions are billed in their solid state, plus 2 cm for each plastered or tiled side.

02.1101 Demolition of foundations (demol.).

02.1101D Demolition of unreinforced concrete foundation
Made of unreinforced concrete. Concrete demolition 2.4t/m3
Applies to foundations for outdoor lighting and basketball pole system.

3 m³ Unit price EP …… Item price PP ……

02.18 Demolition of outdoor facilities

02.1801 Z Lawn edging
including the removal or demolition of any foundation strips.

021801A Z Demolition of lawn edging
Small-format elements made of concrete and natural stone.

30 m Unit price EP …… Item price PP ……

02.1811 Z Unreinforced (Unre.) concrete slabs
(e.g., for roads, courtyards, and curb paving), regardless of the size of the individual areas or the strength of the concrete, demolition (demol.). The thickness is specified in the item description.

02.1811A Demolition of unreinforced concrete slabs, min. 10 cm

60 m² Unit price EP …… Item price PP ……

02.1820 Flagpoles, light poles, and similar structures, regardless of length, weight, or material, with an outer diameter of up to 15 cm, measured 1 m above ground level and at least 10 cm below the adjacent ground level; cutting off (including disposal of resulting construction debris).

02.1820C Cutting down a basketball pole to 15 cm
Disposal including the backboard and basket, in all parts.

1 piece Unit price EP …… Item price PP ……

02.1820D Z Steel tube pole with floodlight, 6 m high
Demolition of steel tube masts with floodlights, up to 6 m high, in all parts, removal, and disposal. Disconnect and sever electrical cables from the power grid beforehand.

2 pieces Unit price EP …… Item price PP ……

Demolition Work	**Abbrucharbeiten**	**SUM EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

03 Clearing, Excavation, Safety Measures, and Deep Foundations

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the provisions of Service Group 03—Clearing, Excavation, Support, and Deep Foundations—as set forth in the Building Construction Service Book (LB HB) and the relevant OE standards apply.

1. Soil Classes, Slope:
Services are described for terrain slopes of up to 20 percent. Slope specifications are given as the ratio of height to projected length in the plan view.
The basis of the contract is the documentation provided by the client (e.g., soil investigations, borehole profiles, or soil reports; described subsoil layers [soil conditions]; and the terrain features depicted in the plan).
Documentation is carried out in accordance with ÖNORM.
2. Recycling or Landfilling:
Construction waste is generally recycled. If this is not possible for economic or technical reasons, construction waste is disposed of properly.
2.1 Prohibited Contamination Resulting from Tampering During Construction Operations:
Construction operations shall be carried out in such a way that the total pollutant content and leachates from the excavated and demolition material are not adversely altered to an impermissible degree.
The contractor shall ensure that the excavation material is not contaminated by construction operations with more than a total of 5 percent of its volume consisting of mineral construction waste.
The contractor shall bear any costs arising from such changes (e.g., contributions for contaminated sites under the Contaminated Sites Remediation Act).
2.2 Documentation:
Confirmation that the Contractor (AN) has transferred the construction waste to authorized waste collectors shall be provided to the Client (AG) upon request.
2.3 Separation: The separation of excavated material and construction waste shall be carried out in accordance with the Construction Materials Recycling Ordinance.
2.4 Transfer of Ownership:
Ownership of the excavated material shall pass to the Contractor upon the first loading, provided that reuse by the Client is not part of the contract and without prejudice to payment under ULG 03.91 items for transportation, recycling, **landfilling, or disposal.**
3. Temporary Storage:
Temporary storage refers to storage within the construction site area. It therefore also includes transportation to the temporary storage site and proper storage.
Temporary storage areas must be provided and cleared prior to handover.
Unless already specified in the request for proposals, the location for temporary storage shall be determined in agreement with the Client.
4. Transportation:
Transportation shall be carried out in compliance with any necessary permits and regulations.
5. Services Included in the Calculation:
The following services (in addition to the ancillary services specified in ÖNORM) are included in the unit prices:
- Removal of individual obstacles with a volume of up to 0.1 m^3

- Loading of excavated or demolition material - Any temporary storage - Regulatory requirements regarding noise control and dust control (to be clarified by the contractor prior to submitting the bid) - the restoration of areas provided by the client for the temporary storage of demolition or excavated material upon completion of the construction work - fees and charges (e.g., contaminated site contribution) - organization (conveyance method and route) - the separation and removal of materials that are not, only partially, or suitable for further recycling

6. Scope and Billing Rules:
Prices apply regardless of the method of execution (e.g., manual or mechanical).

6.1 Depth Stages:
Bidding and billing for excavated material, shoring, and foundations are based on vertical sections and not on individual layers. Work is measured from zero to the specified depth (total depth)

03.02 Excavation of Construction Pit (Pit)

1. Services Included in the Calculation:
The following describes open pits. 1.1 The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM): - removal of wooden supports (e.g., wooden logs) up to 30 cm in circumference - preparation of the rough subgrade (+/-10 cm)

2. Measurement and Billing Rules:
Excavation is measured in vertical sections from the existing ground surface (e.g., after removal of the topsoil or after breaking up a bound base course) down to the bottom of the excavation. Work areas (slope angles) shall be determined by mutual agreement with the client no later than the start of work, in compliance with the Construction Workers' Safety Ordinance

03.0202 Topsoil (AKL-O)

03.0202B Topsoil (AKL-O) b.30cm zw.
Remove or push aside a layer up to 30 cm thick and temporarily store it on the construction site. The area removed is billed.

182 m²	Unit price EP ……	Item price PP ……

03.04 Soil Replacement

If the location and thickness of the unsuitable soil layers deviate from the dimensions specified in the plans, an agreement will be reached with the client, and any changes will be finalized before work begins.

03.0401 Soil replacement with compactable material.
In already excavated, flat areas, compactable graded material (round or angular grains) is placed in layers no more than 50 cm thick, graded to a longitudinal slope of , and compacted. The item description specifies the value of the soil compaction to be achieved.

03.0401A Soil Replacement 250 kN/m²

60 m³ Unit price EP …… Item price PP ……

03.06 Safety Measures

1. Services Included in the Unit Prices:
The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM): - the installation, maintenance, and removal of earth retaining structures, as well as any necessary bracing and anchoring
2. Measurement and Billing Rules:
Bidding and billing are based on vertical sections. Work is described from zero to the specified depth (total depth).

03.0604 Z Temporary Barriers, Enclosures
Mobile modular construction fence, b x m high, for the temporary demarcation of construction site areas, shrubbery, and green spaces, including precast bases and necessary gate elements, to be provided and installed by the Contractor in accordance with a separate instructions from the client, to be provided and erected by the Contractor.

03.0604A Z Mobile construction fence, 2.00 m high
To be supplied and installed by the Contractor. The installed length of the fence is billed per running meter

100 m Unit price EP …… Item price PP ……

03.060B Z EV Mobile construction fence, 2.00 m high
Contingency item. To be provided by the Contractor. The erected length of the fence is billed per running meter and calendar month in units.

100 units Unit price EP …… Item price PP *********

03.91 Transport, recycling, or disposal of excavated material
03.91 05 Transport, recycling, or disposal of loaded excavated material (pit) (transport/recycling/disposal), at the contractor's discretion.
03.9105A Z Transport/Recycling/Landfilling of Excavated Material from Pit, Pure m³ For pure excavated material that complies with the requirements for soil excavation landfills as specified in the Landfill Ordinance. Soil excavation material disposed of at a soil excavation landfill (SNR 31411-29 to 32

60 m³ Unit price EP …… Item price PP ……

03.9107 Z Surcharge on the "Transport" and "Disposal" items for excavated material to be removed for recycling or disposal that exceeds the requirements for soil excavation landfills (chemical limit values or foreign constituents) as specified in the Landfill Ordinance.
Billing is based on documentation of proper recycling or disposal (e.g., WKO construction waste documentation form).
Construction-related difficulties are covered by the unit prices.

03.9107J Z Az EV Excavated Soil Inert Waste >30%min, >3%org, <=50%bf
Contingency item. For material that does not meet the requirements for soil excavation landfills but does meet those for inert waste landfills.
This item applies to material that

- contains more than 30 percent by volume of mineral components not native to the soil

or

- more than 3 percent by volume of organic non-soil constituents

but

- no more than 50 percent by mass of non-soil constituents (soil code number)

25t Unit price EP …… Item price PP *********

Clearing vegetation, excavation, securing, and deep foundations	**Roden, Baugrube, Sicherungen und Tiefgründungen**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

06 Site Development, Infrastructure

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group:

1. Soil classes, slope:

Services are described for terrain slopes of up to 20 percent. Slope specifications are given as the ratio of height to projected length in the plan view.

The contract is based on the documents provided by the client (e.g., soil investigations, borehole profiles, or soil reports; described subsoil layers [soil conditions]; and the terrain features depicted in the plan).

The documentation is prepared in accordance with ÖNORM.

2. Recycling or Landfilling:

Construction waste is generally recycled. If this is not possible for economic or technical reasons, construction waste is disposed of properly.

2.1 Prohibited Contamination Due to Manipulation During Construction Operations:

Construction operations are designed such that the total pollutant content and leachates of the excavated and demolition material are not unduly and adversely altered.

The contractor shall ensure that the excavated material is not contaminated by construction operations with more than a total of 5 percent of the volume of mineral construction waste.

The contractor shall bear any costs arising from such changes (e.g., contributions for contaminated sites under the Contaminated Sites Remediation Act).

2.2 Documentation:

Confirmation that the Contractor (AN) has transferred the construction waste to authorized waste collectors shall be provided to the Client (AG) upon request.

2.3 Separation: The separation of excavated material and construction waste shall be carried out in accordance with the Recycling Construction Materials Ordinance.

2.4 Transfer of Ownership:

Ownership of the excavated material shall pass to the Contractor upon the first loading, provided that reuse by the Client is not a part of the contract and without prejudice to any compensation for transportation, recycling, landfilling, or disposal.

3. Temporary Storage:

Temporary storage refers to storage within the construction site area. It therefore also includes transportation to the temporary storage site and proper storage.

Temporary storage areas must be provided and cleared prior to handover.

Unless already specified in the request for proposals, the location for temporary storage shall be determined in agreement with the Client.

4. Transportation:

Transportation shall be carried out in compliance with any necessary permits and regulations.

5. Services Included in the Calculation:

The following services (in addition to the ancillary services specified in ÖNORM) are included in the unit prices:

- Removal of individual obstacles with a volume of up to 0.1 m^3
- Loading of excavated or demolition material - Any temporary storage - Regulatory requirements regarding noise control and dust control (to be clarified by the contractor prior to submitting the bid) -

the restoration of areas provided by the client for the temporary storage of demolition or excavated material upon completion of the construction work - fees and charges (e.g., contaminated site contribution) - organization (conveyance method and route) - the separation and removal of materials that are not, only partially, or suitable for further recycling

6. Scope and Billing Rules:

Prices apply regardless of the method of execution (e.g., manual or mechanical).

6.1 Depth Stages:

Bidding and billing for excavated material, shoring, and foundations are based on vertical sections and not on individual layers. Work is described from zero to the specified depth (total depth).

06.01 Trenches for Pipelines and Manholes

1. Definitions:

This sub-work group describes the following trenches and shafts:

- for wastewater systems
- for drainage pipes
- for water supply systems
- for gas supply systems - for district heating systems
- for electric power supply systems
- for telecommunications supply systems

2. Services Included in the Calculation:

The following describes outdoor trenches and manholes.

2.1 The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):

- creating any necessary slope in the trench or manhole
- preparation of the rough subgrade (+/-10 cm)
- the removal of wooden supports (e.g., logs) up to 30 cm in circumference

3. Trench Widths:

Working areas (slope angles) and trench widths shall be determined by mutual agreement with the client no later than the start of work, in compliance with the Construction Workers' Safety Ordinance. The minimum widths of working areas specified in the Construction Workers' Safety Ordinance shall apply. Any additional space required for safety measures shall be added.

4. Measurement and Billing Rules:

Bidding and billing for excavation, safety measures, and foundations are based on vertical sections and not on individual layers. Services are described from zero to the specified depth (total depth).

06.0100 The following specifications and requirements regarding the manner of service provision are deemed agreed upon and are factored into the unit prices.

06.0100A Sewer Lines

Trenches for sewer lines.

06.0100B Drainage pipes

Trenches for drainage pipes.

06.0100F Power lines
Trenches for power lines.

06.01 01 Excavation of loose soil (AKL) from trenches for pipes and manholes. The depth of the vertical section is specified in the item description.

06.01 01A Excavation of loose soil (AKL) for trenches 0–1.25 m

35 m³ Unit price EP …… Item price PP ……

06.01 01B Excavation of loose soil (AKL) trench 0–3 m

16 m³ Unit price EP …… Item price PP ……

06.01 07 Securing trenches for conduits and manholes. The area of the supported side walls of trenches and manholes is billed.

06.01 07A Securing a trench with posts (not closed)
Using stakes with an open, horizontal stake arrangement.

120 m² Unit price EP …… Item price PP ……

06.13 Z Drainage

General Remarks

1. Included Services:
The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):
- installation, regardless of the installation method or trench depth
- Cutting to size
- Leveling and compacting the subgrade (subbase and concrete subgrade listed in separate line items)

2. Findings:
The contractor shall record any changes from the original plans in the existing project drawings and, if required by the authorities, submit an official report confirming the proper condition of the installation.
3. Abbreviations: In accordance with ÖNORM, the abbreviation DN (nominal diameter) is used instead of the abbreviation NW (nominal width).
4. Reference to Technical Contract Conditions
The requirements of the following standards must be complied with:
Standard 10.35-1, 10.35-2
ÖNORM B 5140
ÖNORM B 5141
DIN 4262-1
ÖNORM EN 1852-1
ÖNORM EN 13476-3

5. Cited Standards and Guidelines
ÖNORM B 5140 "Flexible, corrugated PVC-U drainage pipes—Dimensions, technical delivery conditions, and tests."
ÖNORM B 5141 "Plastic Drainage Pipes for Transportation Infrastructure and Civil Engineering—Requirements
and Tests".
DIN 4262-1 "Pipes and Fittings for Underground Drainage in Transportation Infrastructure and Civil Engineering—
Part 1: Pipes, Fittings, and Their Connections Made of PVC-U, PP, and PE"
ÖBV Guideline "Tunnel Drainage"
ÖNORM EN 1852-1 "Plastic piping systems for buried sewer lines and conduits—
Polypropylene (PP) — Part 1: Requirements for pipes".
ÖNORM EN 13476-3 "Plastic piping systems for underground non-pressurized sewers and pipes—Pipe systems with profiled walls made of plasticizer-free polyvinyl chloride (PVCU), polypropylene (PP), and polyethylene (PE)—Part 3: Requirements for pipes"

06.1308 Z Supply and install PVC-U drainage pipes, SNx, DN/OD x, tunnel-shaped, corrugated, with a smooth flow base, in accordance with DIN 4262-1, including the construction of the 10 cm thick concrete bedding and the lateral backfill x.

06.1308B Z PVC-U partial drainage pipe,
SN4, 160, tunnel-shaped, corrugated, C20/25/X0

40 m Unit price EP …… Item price PP ……

06.1309 Surcharge for the delivery and installation of fittings, adapters, accessories, and custom-manufactured special components for drainage or multipurpose pipes—round or tunnel-shaped—regardless of diameter and material.
The service also includes:
- increased costs for laying the fittings,
- transport of the fittings to the installation site.

The following is billed:

06.1309A Z Az Fittings RB Drainage
The billing quantity corresponds to the invoice amount (RB) charged by the contractor for the delivery of building materials free to the point of use, in EUR (excluding VAT). The
Invoice amount (RB) must be substantiated by reconciled invoices and must take into account any
. Cash discounts (discounts for early payment) or interest on late
payments are not taken into account.

150 units Unit price (EP) …… Item price PP ……

06.1310 Construct a filter using aggregate with a grain size range of x/x mm.
Charges are based on:

- based on the cross-section specified in the project or as directed and the billing length for the drainage pipes, or based on the actual length of the drainage trench.

06.1310F Construct filter 16/32

15 m³ Unit price EP …… Item price PP ……

06.19 Z Subgrade and Unbound Base Courses

General Remarks

1. General
The subgrade for the respective layers to be placed must comply with the
meet the acceptance criteria.
For rural roads and farm roads, trackways, vegetation-supported base courses (gravel turf), and forest roads, Specification Sheet 25-1 applies.
2. Billing
When installing base courses, the costs associated with difficulties resulting from manholes and other structures are covered by the unit prices. Openings, projections, and structures with with an individual area of more than 1.00 m² shall be deducted from the billing.
Billing is based on the total layer thickness in each case.
3. Reference to Technical Contract Conditions
The requirements of the following standards must be met:
RVS 08.03.01
RVS 08.15.01
RVS 08.15.02
4. Cited Standards and Guidelines:
RVS 08.03.01 "Earthwork"
RVS 08.15.01 “Unbound Base Courses”
RVS 08.15.02 “Unbound Base Courses with Asphalt Granulate”

06.1901 Z Subgrade
Construct the subgrade for x.

06.1901B Z Subgrade for Sidewalks, Bike Paths, and Train Platforms

225 m² Unit price EP …… Item price PP ……

06.61 02 Installation of aggregate as fill material for subgrade, if specified with a slope. Billing is based on plan dimensions. The layer thickness is specified in the item description.

06.61 02A Z Bedding for trench with fine sand, 20 cm
For electrical cables.

80 m² Unit price EP …… Item price PP ……

Groundwork (Earthwork), Infrastructure	**Aufschließung (Erdarbeiten), Infrastruktur**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

07 Concrete and Reinforced Concrete Work

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group:

1. Structural Analysis:

Structural calculations and construction drawings shall be provided by the client.

2. Reinforcing Steel:

Reinforcement shall be provided in BSt. 550 (ribbed rebar) or M 550 (reinforcement mesh).
Standard reinforcement includes all rebar items (Stabst.) with diameters ranging from 8 to 36 mm, regardless of diameter, and reinforcement mats with a weight per unit area exceeding 2.1 kg/m².

3. Services Included in the Calculation:

The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):

3.1 Surface finish for formwork:

Formed concrete surfaces are executed in accordance with porosity class 3P, texture class S1, color uniformity class F1, and a construction joint class A1.

3.2 Scaffolding:

Scaffolding for the specified height, including additional costs for material transport and other complications, is included in the unit prices.

3.3 The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):

- Use of a higher cement content, a different aggregate gradation, or a higher strength class than required, for reasons of production or easier placement of the concrete, at the contractor's discretion and in agreement with the client
- Concrete of strength classes up to C12/15 with exposure class XO(A)
- Concrete of strength classes above C12/15 with exposure class XC1
- Structural elements with a slope of up to 3 percent (vertical or horizontal)
- Concrete work at air temperatures of +3°C (air temperature) and 5°C (concrete) or higher
- Protection for exposed reinforcing bars in accordance with legal regulations (safety strips are used for diameters up to 10 mm)
- Bracing for formwork, including any necessary structural calculations (for reinforced or unreinforced concrete)
- Chamfering of edges (e.g., on beams, columns, walls) by inserting triangular strips
- Creation of water spouts, at the contractor's discretion
- Penetration of the formwork (e.g., with joint tapes, reinforcement)
- Joints from a work-related perspective (e.g., work interruptions for concrete pouring sections)
- Watertight sealing of casing pipes if impermeable concrete (B2 to B7) has been agreed upon
- Installation and anchoring of building services components (e.g., junction boxes, pipes) by other contractors, provided that this does not interfere with the workflow and the formwork is not damaged.

4. Measurement and Billing Rules:

Prices apply regardless of the method of execution (e.g., manual or mechanical) and regardless of whether ready-mix concrete or concrete produced on-site is used.

4.1 Heights:
Work at heights from zero to 3.2 m (up to 3.2 m) on the one hand, and heights from zero to over 3.2 m (over 3.2 m: "specification gap") on the other, are described in separate items.
Walls with a height ranging from zero to over 3.2 m are demarcated by imaginary vertical lateral boundaries from any walls with a height ranging from zero to 3.2 m, even if the upper edge is sloped. Billing is based on the sum of the areas from zero to 3.2 m and the sum of the areas from zero to the specified height (over 3.2 m).
The heights of vertical concrete structural elements are measured per floor from the base to the top edge of the element.
The heights of horizontal structural elements are measured based on the clear height of the finished concrete structure (= soffit).
The heights of, for example, slab-beam and coffered ceilings are measured based on the greatest soffit height of the finished concrete structure (= soffit).
4.2 Steel Weights:
The weights of steel spacers, stirrups, and similar items are added to the weight (billing quantity) of the reinforcement items for the respective structural element, regardless of their type or diameter.
Billing is based on steel take-off lists prepared by the client or the structural engineer commissioned by the client in such a way that the contractor can clearly identify the assignment of steel weights to the items in the bid, and these can consequently be verified by the client. 4.3 Connection Reinforcement: Any connection reinforcement made of standard rebar or reinforcement mats that protrudes from one structural element into a part to be constructed later is recorded under the item and quantity of the (previously constructed) structural element. Connecting reinforcement is not taken into account when determining the height of the structural element. 4.4 Formwork: Formwork is billed based on the area of the unfolded, formed surfaces of the concrete structures.

07.0105 Z Individual concrete foundations. The strength class is specified in the item description for concrete. Includes formwork and reinforcement

07.0105E Z Individual concrete foundations C20/25
Columns for the basketball court and 4 steel pipe poles for outdoor lighting.

5 m³ Unit price EP …… Item price PP ……

Concrete and Reinforced Concrete Work	**Beton und Stahlbetonarbeiten**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

19 Construction Cleaning

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group:

1. Waste, Contaminants:

The following describes waste and debris (e.g., trash, vacuum cleaner emptying), but not packaging materials or construction debris.

2. Services Included in the Price:

2.1 Disposal: The disposal of waste and debris is included in the unit prices. In the following, the term "disposal" refers to the loading, removal, recycling, landfilling,
or disposal of construction debris.

2.2 The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):

- regulatory requirements regarding sound insulation and dust control (to be ascertained by the contractor prior to submitting a bid)
- all fees, in compliance with all legal regulations
- Organization (method and route of transport) - the separation and removal of materials that are not usable, are usable only to a limited extent, or are intended for further recycling

19.02 Cleaning of Outdoor Areas

19.02 01 Final cleaning outside the building (e.g., by sweeping and hosing down traffic routes, emptying debris buckets at drainage systems, collecting waste), including disposal.

19.02 01A Final cleaning of outdoor areas: Cleaning of all outdoor areas that are or have been affected by construction work, including traffic areas, drainage ditches, and inlet shafts.

1 Flat Rate Unit price EP …… Item price PP ……

Construction Site Cleaning	**Baureinigung**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

58 Garden Design and Landscaping

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following rules apply to all services in this group:

Disposal:

In the following, the term "disposal" refers to the loading, removal, recycling, landfilling, or disposal of construction debris, as well as tree, shrub, and green waste, grass, mowed grass, and leaves.
Unless otherwise specified by the client, ownership of the material to be disposed of transfers to the contractor upon the first loading.
Construction debris is generally recycled. If this is not possible for economic or technical reasons, construction debris will be properly landfilled.

58.13 Earthwork/Vegetation Base Layers

1. Recycled Construction Materials:

Recycled construction materials comply with the guidelines for recycled construction materials issued by the Austrian Construction Materials Recycling Association, 1040 Vienna, Karlsgasse 5.

2. Storage Area:

The location for storing materials provided by the Client shall be agreed upon in advance with the Client and specified in the site layout plan (e.g., rental containers).

58.1319 Cover and level existing or stored topsoil or intermediate soil (topsoil). The volume is billed based on the installed condition. The average thickness is specified in the item description.

58.1320A Cover topsoil b.10

150 m² Unit price EP …… Item price PP ……

58.14 Soil loosening, soil improvement

58.14 01 Soil loosening.

Natural, backfilled, or compacted soil is loosened to the specified minimum depth (no soil improvement measures). Services included in the estimate:

• Removal of waste (e.g., bottles, paper, cans) and stones larger than 10 cm. The minimum depth is specified in the item description.

58.14 01A Soil loosening at 5 cm

150 m² Unit price EP …… Item price PP ……

58.17 Laying turf

1. Pre-grown Turf:
1.1 Quality requirements and dimensions: The quality requirements for pre-grown turf as specified in ÖNORM apply. The type of sod and dimensions shall correspond to the order. The average thickness is 2 cm, and the edges are parallel.
1.2 Delivery:
The turf is delivered in such a way that it can be laid within 48 hours of being harvested. The harvest date is noted on the delivery slip.
1.3 Seeding:
The client shall specify the seed mixture and quantity, as well as any additives, fertilizer composition, and quantity, if applicable.
2. Services Included in the Quote:
The following services are included (in addition to the ancillary services specified in ÖNORM) in the unit:
• Disposal of all packaging waste generated during the installation work (e.g., pallets, crates, plastic film)

58.1717 Establishing lawn areas (ready-to-use turf) by seeding, including seed. Rolling is included in the unit price. The seeded area is billed.

58.1717A Seeding (seed) Seed/labor

150 m² Unit price EP …… Item price PP ……

58.19 Z Landscaping Path Construction, Miscellaneous

A gradient of up to 6 percent is factored into the unit prices.

58.19 30 Z Path edging made of steel strip.

- Flush with the finished top edge of the path
- set off in the concrete
- for straight and curved (radius greater than 3 m) paths and a path slope of up to 10 percent The dimensions (thickness/height) are specified in the item description.

58.19 30B Z EV Path edge, strip steel, straight, 5/200 mm
Contingency item.

30 m Unit price EP …… Item price PP *********

58.61 Z Edge boundaries

1. Services included in the pricing for curbstones:
The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):

- Alignment and height-adjusted placement and laying
- grouting with cement mortar (over the full height)
- the jointing and bedding material

2. Information in the item description for curbs:
The item description specifies the dimensions or type, the type of bedding, and the shape of the stones.
3. Measurement and billing rules:
Curves with a radius greater than 10 m are billed as straight sections.

58.6101 Z Concrete base for edge boundaries (e.g., as a base, bedding, or backing support after installation). The item description specifies the strength of the concrete.

58.6101B Z Base concrete C16/20 for curbs + formwork
Including formwork. The erection, shoring, and removal of the formwork are included in the unit price

8 m² Unit price EP …… Item price PP ……

58.6124 Z Straight concrete curbstones laid flush in a 3 to 6 cm thick bed of cement mortar (ZM).

58.6124B Z Concrete lawn edging stones, width up to 5 cm
Width up to 5 cm, height up to 20 cm. Edging for sports field surfacing.

30 m Unit price EP …… Item price PP ……

Gardening and Landscaping	**Gartengestaltung und Landschaftsbau**	**TOTAL EUR**
EUR Subtotal (excl. VAT)	**Zwischensumme ohne UST**	

59 Outdoor Sports Facilities

Version 023 (2025-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group: In the following, the term "disposal" refers to the loading, removal, recycling, landfilling, or disposal of construction debris.

1. Base Subgrade:
Sports surfaces are constructed on an existing subgrade whose slope, levelness, stability, and deformability meet the requirements for the intended use.

2. Compliance with Regulations:
All sports surfaces, facilities, and equipment comply with national and international competition regulations.

3. Frost resistance:
Only frost-resistant materials are used in the construction of sports surfaces.

4. Slope:
The individual layers are constructed with the slope appropriate for the respective sport.

5. Work execution:
All prices apply regardless of the type and dimensions of the sports surface (playing field, track, run-up lane) and regardless of whether the work is performed manually or mechanically.

6. Finishing Work:
Finishing and touch-up work on edging, fence posts, and supports of any kind is included in the unit prices.

7. Protection:
Edging, fence posts, and supports of any kind are protected from contamination. 8. Billing Provisions: The specified layer thicknesses apply in the compacted state and represent minimum thicknesses for the work. Billing is based on the project dimensions. For billing based on area, built-in elements and recesses up to 1.0 m² are not deducted. Billing based on volume is calculated as the laid area multiplied by the layer thickness in a compacted state. Line markings—whether straight or curved, solid or dashed—are to be billed according to their theoretical dimensions. Line markings and symbols up to one meter in length are billed as one-meter lengths.

59.30 Construction of Bitumen-Bound Surfaces

The technical regulations for
road construction, Chapter 8 of the Guidelines and Regulations for Road Construction (RVS), published by the Road Research Association of the Austrian Association of Engineers and Architects, Eschenbachg. 9, 1010 Vienna.

59.3003 Lower unbound base course, grain size within the specified range for base course materials, compacted; deviation from the target elevation ±15 mm; flatness: maximum 15 mm gap under the 4-meter straightedge.

59.3003B Lower base course according to specified angular aggregate
Thickness in cm: 30 cm

Made of crushed material (angular aggregate).

225 m² Unit price EP …… Item price PP ……

59.3004 Upper unbound base course, grain size within the specified range for construction materials of the upper
base course, compacted, deviation from the target elevation +/-10 mm, levelness: maximum 10 mm gap under the 4-meter straightedge.

59.3004A Upper base course, 5 cm angular aggregate
5 cm thick, made of crushed material (angular aggregate).

182 m² Unit price EP …… Item price PP ……

59.40 Subbase for synthetic surfaces

The suitability of the proposed synthetic surface in accordance with the guidelines of the Austrian Institute
for School and Sports Facility Construction (ÖISS), 1040 Vienna, Prinz Eugenstr. 12, is demonstrated by a test report
(suitability report) from a testing, inspection, and certification body. The synthetic surfaces are installed on bound base layers.

59.4001 Point-elastic synthetic surface with uniform texture, installed on-site (in situ), made of red through-dyed, polyurethane-bound synthetic granules, including the application of a
synthetic adhesive primer. Flatness: maximum 6 mm gap under the 4 m straightedge.

59.4001G Z Red Rubber Paving, General Sports Use, Water-Permeable (wd), 10 mm
For "general sports use," thickness 10 mm, water-permeable (wd), installed on an elastic
base layer, requirements per EN 14877 SA (Shock Absorption) 45 to SA 60.
Material offered: PolyPlay SE 10 mm

182 m² Unit price EP …… Item price PP ……

59.41 Synthetic turf
The suitability of the synthetic turf offered in accordance with the guidelines of the Austrian Institute for School and Sports Facility Construction (ÖISS), 1040 Vienna, Prinz Eugenstraße 12, is demonstrated by a
test report (suitability report) from a testing, inspection, and certification body.

59.4102 Elastic base layer as a subbase under synthetic turf, at least 35 mm thick,
levelness: no more than a 6 mm gap under the 4 m straightedge.

59.4102A Elastic base course 35 mm

182 m² Unit price EP …… Item price PP ……

59.45 Marking synthetic surfaces

59.45 01 Apply marking lines to existing synthetic surfaces by brushing or spraying them on in a covering layer, using standard paint in accordance with competition regulations. The materials used must adhere to the surface of the synthetic material and be matched to the properties of the surface in terms of hardness and elasticity.

59.45 01A Marking synthetic surface, 5 cm
5 cm wide.

180 m Unit price EP …… Item price PP ……

59.72 Basketball

59.7201 Single-post basketball system for outdoor facilities, without backboard or basket, but with backboard mounting bracket, including earthwork, concrete work, and disposal of excavated material. Billing unit = piece

59.7201B Z Fixed basketball system, 225 cm
Projection 225 cm, consisting of 2 vertical steel posts

1 piece Unit price EP …… Position price PP ……

59.7202 Basketball backboard with required markings and mounting bracket for posts and rim, weather-resistant. Billing unit = piece

59.7202B Z Fiberglass-reinforced plastic (FRP) basketball backboard, 120x180 cm, unit
Made of glass-fiber-reinforced plastic (GFRP), 105 (or 120) x 180 cm.

1 piece Unit price EP …… Item price PP ……

59.7203 Basketball hoop with net, billing unit = 1 piece

59.72 03A Steel basketball hoop with net, billing unit
Made of hot-dip galvanized and painted steel, with a net made of 3 mm thick polyethylene cord

1 piece Unit price EP …… Item price PP ……

Outdoor Sports Facilities	**Sportanlagen im Freien**	**SUM EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

LB HAUSTECHNIK - ELECTRICAL INSTALLATION WORK

08 Z Cables and Wires

Version 013 (2021-12) Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group.

1. Cable Installation:
The term "cable installation" includes all types of cable and wiring installations. Cable installations include high-voltage cables, high-voltage lines, and installation cables and wires, including those for telecommunications and data processing systems, as well as the associated conduits, coatings, and sheathing, connecting elements, support structures, and fasteners.
2. Scope of Work/Included Services:
Cables or lines are installed in a single length (unspliced) in accordance with the manufacturer's guidelines. Copper conductor material is not specifically mentioned in the text. The contractor is responsible for selecting the cable or line configuration if the manufacturer offers multiple variants (e.g., single- or multi-wire, with round or segmented conductors). Marking, cutting, and conductor color surcharges, as well as the provision of installation aids and excess lengths (e.g., in distribution panels, devices, junction boxes, or junction enclosures) are included in the unit prices. The unit price for cables with integrated functional integrity includes the provision of written proof of the approval of the components used. If only cable covers are supplied, supervision of the measures taken by the client to protect the cables is included in the unit price for the covers.
2.1. Cable Installation Without Functional Maintenance:
Cables and wires are laid loosely in or on the existing support system (TS). Underground cables are laid in a trench (iK) provided by the client and equipped with a sand bed, and are marked at both ends. Measures to protect the cables against mechanical damage (e.g., backfilling with sand, installing cable covers, and refilling the trench) are to be carried out by the client. If the cable covers are provided and installed by the client, the supervision of the installation will be billed at the rates quoted in a separate line item.
2.2. Cable Systems with Integrated Functional Maintenance:
The components of the described cable system have been tested for integrated function retention. As a supplement to the general test report, the contractor shall provide written proof of the approval of the components used. Cables with integrated function retention shall be installed on, at, or with an existing support system (TSE) that has been tested with regard to integrated function retention.
2.3. Empty conduit, circuit protection, fastening materials, clamps, distribution boxes, junction boxes, installation materials, and other accessories required for complete installation in all parts.
3. Information in the line item description:
Description of the cable or wire, any shielding (SCH), the installation method (support system), the metal weight of the conductors in kg/m in parentheses, and the total number of conductors multiplied (x) by the nominal conductor cross-sectional area in mm² or the nominal conductor diameter in mm.
4. Measurement and Billing Rules:
The laying and terminating of cables and wires, as well as all **services listed** in **Section 2,** are **included in the unit price.** Cables and wires with a conductor cross-section greater than 10 mm² are measured by actual length from connection to connection. Cables and wires with a conductor cross-section up to 10 mm² are measured:

- from the center of the distribution panel to the center of junction boxes or junction boxes

- from the center of the junction boxes or enclosures to the center of the appliance junction boxes or equipment (e.g., switches, outlets, appliance connection boxes)
- from the center of the distribution board or the center of the junction box to the connection point of the load (e.g., light fixture, motor)

5. Metal Surcharge:
5.1 Fixed Prices: If fixed prices have been agreed upon, no separate price adjustment will be made in the event of changes to the metal surcharges.
5.2 Variable Prices
5.2.1 No separate provisions regarding the metal surcharge, e.g., in accordance with ULG 08.99, form part of the contract: The metal surcharge (Austrian metal surcharge) is factored into the unit prices of the line items for cables and wires at the time of the price base.
Any further price adjustments shall be made exclusively in accordance with the agreed-upon price index.
5.2.2 Separate provisions regarding the metal surcharge, e.g., in accordance with ULG 08.99, are part of the contract: The metal surcharge (metal surcharge for Austria) is factored into the unit prices of the line items for cables and wires at the time the price basis is established. The "Other" price component is billed as a fixed price in the line items for cables and wires. Price adjustments for these line items are made exclusively in accordance with the provisions regarding the metal surcharge as specified in ULG 08.

08.0822 Z Five-conductor power cable, installed in a trench (e.g., E-YY).
The cable is low-smoke, self-extinguishing, and flame-retardant in the event of a fire. The fire behavior (class) is specified in the item description.

08.0822A Z NYY-J 5x4mm² Power and Ground Cable
Rugged power and ground cable for new LED light poles. Includes empty conduit, circuit protection, mounting hardware, clamps, distribution boxes, junction boxes, installation hardware, terminals, and other accessories for complete installation of all components.

160 m	Unit price EP ……	Item price PP ……

11 Lighting

Unless otherwise specified in the preliminary remarks or item descriptions, the following rules apply to this group:

1. General:
The mounting height of a light fixture is the height above the floor at which the fixture is mounted to a load-bearing structure, a support system, or a suspension system. The mounting height of a support system is the height above the floor at which the support system is mounted to a load-bearing structure or a suspension system. The mounting height of a suspension system is the height at which the suspension system is mounted to a load-bearing structure.
2. Documentation:
Data sheets and test reports verifying the performance criteria must be provided upon request. LED converters with ENEC certification.
3. Light Distribution/Glare Control:
The light distribution is symmetrical.
Homogeneous light distribution for luminaires with an opal cover.
The glare control value (UGR) is a dimensionless parameter that indicates the degree of psychological glare from the lighting system in an interior space. The specified UGR value for the luminaire corresponds to the reference situation with room dimensions of 4H/8H and reflectance levels of 20% for the floor, 50% for the walls, and 70% for the ceiling.
The light distribution for spotlights is specified as flood, medium, or spot.
4. Minimum Technical Criteria:
• Protection rating of at least IP20
• Luminaire covers must be highly light-transmissive—covers with glued components and loosely fitted covers are not permitted
• Luminous flux in lumens corresponds to the net luminaire luminous flux (rated luminous flux)—all losses
—e.g., from the optical system and operating temperature—are deducted
• Power consumption in watts corresponds to the gross luminaire power consumption (system rated power)—all built-in components are included in this calculation
• Luminaire luminous efficacy in lumens per watt—corresponds to the net luminaire luminous flux divided by the gross luminaire power consumption
• Rated service life of at least 50,000 operating hours with a minimum of L80 and B50 at an ambient temperature of the installation site not exceeding 25°C
• Color rendering index Ra ≥80 for indoor applications
• Color temperature tolerance ≤3 according to the SDCM scale / limit values: **3000K** = target 3061K, between 2988K and 3137K // **4000K** = target 3992K, between 3871K and 4117K
• Switchable or electronically dimmable (DALI)
• Standby power loss: maximum 0.3 W per LED converter for indoor applications

• Efficiency and power factor (cos phi) at 100% load:

1-10W	Effizienz ≥70%	1-5W	PF ≥0,5
10-25W	Effizienz ≥82,5%	5-25W	PF ≥0,75
25-∞W	Effizienz ≥87,5%	25-∞W	PF ≥0,9

• Current ripple (100 Hz) ≤ 6%

5. Scope of Work/Included Services:

Luminaires, including converters and LED modules with system-specific mounting accessories, are mounted on or in load-bearing ceilings, walls, or luminaire support systems and connected to integrated terminals.

Housings in the manufacturer's standard colors.

Where necessary, the adjustment of luminous flux and the alignment of swiveling luminaires are included in the scope of work.

6. Information in the item description:

The item description must include the following details regarding the design/specifications of the luminaires (e.g.):

• Luminous flux in lumens (lm)
• Opal diffuser
• Microprismatic (micro) diffuser
• Glare control rating (UGR)
• Color temperature/light color in Kelvin (K)
• Dimmable version (dim)
• Asymmetrical light distribution (asymm)
• Light distribution: spot, medium, flood
• Light distribution: deep beam (deep), wide beam (wide)
• Housing dimensions: width x length (in mm)

1150 Z Object and outdoor area lighting

The following are described:

……..

4. Floodlights:

Floodlights with mounting brackets in a swiveling design, to be mounted on a load-bearing surface provided by the client or already in place

• Protection class: at least IP65 • Impact resistance: IK06
• Withstand voltage of at least 6 kV
• The following beam angles (half-angle) are maintained: • flood: > 36–45 degrees • medium: > 20–36 degrees • spot: < 20 degrees

……

7. Scope of Work/Included Services:

7.1 Luminaire housing:

The luminaire housing is made of powder-coated aluminum, gray.

11.00 Optional Preliminary Remarks

11.5000 The following specifications and requirements regarding the manner of service provision are deemed agreed upon and are factored into the unit prices.

11.0000H Working height (over 4 m) for LG08

Scaffolding for the specified height (over 4 m), including additional costs for material transport and other complications. Applies to items in this service group.

Specification of working height above 4 m: up to 6 m.
11.5039 Z LED light pole, flood
Description in the item keyword

11.5039M Z LED light pole, flood; 17,000–20,000 lm, 300–500 lux
Light pole with light source, up to 6 m in height, complete with all components; delivery, installation, wiring, and commissioning.
Brand offered: …….

4 units Unit price EP …… Item price PP ……

11.5040 Z Surcharge (Az) on LED light pole line items for accessories and additional equipment.

11.5040A Z Integrated 230V Outlet for Outdoor Use
Integrated 230V power outlet mounted on the poles. Weatherproof, moisture-resistant, and frost-resistant; suitable for outdoor use.

2 Stueck Einheitspreis EP …… Positionspreis PP ……

Electrical Installation Work	**Elektro-Installationsarbeiten**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

82 Contractual Services

Unless otherwise specified in the preliminary remarks or item descriptions, the following provisions apply to all services in this group.

1. General:
This sub-service group includes only attached discretionary services in accordance with ÖNORM B 2110. Time-and-materials services are performed only if they are ordered by the client on a case-by-case basis prior to execution, even if they are provided for in the contract (scope of work).
The hours worked, equipment used, transportation services, and materials consumed are recorded daily on time sheets and submitted to the client for countersignature.
2. Changes in Quantities:
The provisions stipulating that unit prices may be renegotiated in the event of changes in quantity do not apply to standard services.
3. Employment Categories:
The employment groups listed correspond to the provisions of the collective bargaining agreement. The hourly rates also include a pro-rata share of travel allowances, transportation expenses, and expense reimbursements (per diem). Billing is based on the actual working time spent at the work or installation site; the smallest unit is a half-hour or part thereof.
4. Included Services:
- The unit prices for materials are quoted free to the construction site, including unloading.
- Supervision personnel are included in the unit prices and are not billed separately.

5. Measurement and Billing Rules:
The hourly rates of the employment group sufficient for the respective work in question are used for billing, regardless of the qualifications of the personnel actually deployed.

8201A Z Piecework Hour, Skilled Worker/Installer

20 hours Unit Price EP …… Item price PP ……

8202B Z Hourly rate for unskilled workers

20 hours Unit price EP …… Item price PP ……

8202C Z Hourly rate for apprentices

20 hours Unit price EP …… Item price PP ……

Time-based Services	**Regiearbeiten**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Subtotal excluding VAT**	

****END OF SERVICE DESCRIPTION****

SUMMARY	ZUSAMMENFASSUNG	SUM EUR
Construction site overhead costs	Baustellengemeinkosten	
Demolition Work	Abbrucharbeiten	
Clearing vegetation, excavation, securing, and deep foundations	Roden, Baugrube, Sicherungen und Tiefgründungen	
Groundwork (Earthwork), Infrastructure	Aufschließung (Erdarbeiten), Infrastruktur	
Concrete and Reinforced Concrete Work	Beton und Stahlbetonarbeiten	
Construction Site Cleaning	Baureinigung	
Gardening and Landscaping	Gartengestaltung und Landschaftsbau	
Outdoor Sports Facilities	Sportanlagen im Freien	
Electrical Installation Work	Elektro-Installationsarbeiten	
Time-Based Services	Regiearbeiten	
Total in EUR, excluding VAT	Summe ohne UST	
EUR (VAT) 20%	20% Umsatzsteuer	
Total in EUR, including VAT	Gesamtpreis inkl. UST	
Legally valid signature	Rechtsgültige Unterschrift	

Planning Basis & Attachments

- Att.1_Marines_Basketball Half-Court_Project Description