

RFP/SMM/51/2018 “Reconstruction works performance at the OSCE SMM premises”

Questions and answers - Batch 2

Question 1:

Is there a need for dismantling and replacing existing plastic panels in the corridor? The Terms of Reference and the Plan are not clarifying this.

During the site-visit it was noted that during the reorganization of the walls, dismantling of doors, extension of doorways and the finishing of the walls in the corridor, the existing plastic panels could fall into disrepair.

Answer: Yes, there is such a necessity.

After dismantling of plastic panels in the corridor, it is necessary to make a photo fixation and an act of technical condition. Walls in the corridor need to be partially levelled with putty before wallpapering (repair of surface).

Question 2:

Is there a need to level the walls in the corridor?

And also whether there is a need for wall treatment with an antifungal agent?

Existing walls are uneven, there are signs of fungus.

Answer: Yes, there is such a necessity.

Partial Aligning of walls with the putty before wallpapering.

In order to prevent fungus it is necessary to additionally treat the walls with antifungal agents.

Question 3:

According to the Plan, the type of finishing the walls in the corridor – painted vinyl wallpapers or just painted walls without wallpaper?

Answer: It is necessary to prepare the walls in the corridor - puttying (repair of surface) before applying vinyl wallpaper. It is necessary to apply monochrome vinyl wallpapers without pictures and without painting. The colour and structure must be agreed with the Customer before the purchase (provide an example).

Question 4:

According to the Terms of Reference, “Ceilings in corridors must be painted with water-based paint (spray application).” The current ceilings in the corridor are made of cassettes, which, according to the Participant, cannot be whitened/painted. In this regard, it is necessary to carry out the finishing of the ceiling in the corridors: dismantle the ceiling and putty, or install an “Armstrong” type suspended ceiling or leave it as it is and do nothing with it?

In case the dismantling of the existing ceiling is chosen, does the ceiling need to be levelled in the corridor? If not, then visually it will look ugly, as the walls will be levelled, and the ceiling - not.

It was recommended to install the “Armstrong” suspended ceiling, as this makes it possible to hide communications and conveniently perform maintenance if necessary. In case of leaving the current ceiling, the communications (electrical wiring, water supply pipes) will be located outside, that is not aesthetic.

*Answer: Ceilings in the corridor – it is necessary to install Armstrong ceiling 600*600 mm. See the amended Sheet 11 of the Plan.*

Question 5:

Taking into account the chosen type of the ceiling in the corridor, what type of luminaire need to be installed: built-in or surface-mounted?

*Answer: It is necessary to install the built-in lamps 600*600 mm for Armstrong technology ceiling. It is necessary to use the energy-saving LED lamps.*

Question 6:

Will the ceiling be visually separated from the walls in the corridor by applying the ceiling plinth?

Answer: No

Question 7:

According to the plan, the inner doors open inwards, in accordance with the fire safety standards they must open outwards. The Participant asks whether SMM confirms the installation of the doors with the opening inwards in accordance with the technical documentation.

Answer: *The opening of the interior doors outwards causes a conflict of the doors and prevents the unhindered evacuation of people from the rooms along a narrow (140 cm) corridor in the event of an emergency. The doors opening scheme remains unchanged.*

Question 8:

Please clarify the type of the interior doors - framed hollow inside and glued with the MDF cover or fully covered with wood glued with the MDF cover, as well as a type of filler.

Answer: *According to the Term of Reference, it is necessary to install panel doors. See: State Standard (GOST) 6629-88. Wooden interior doors for residential and public buildings. Types and design. Annex #2 "Shield with solid filling with wooden bars (rails) or strips of chipboard." ГОСТ 6629-88. Двери деревянные внутренние для жилых и общественных зданий. Типы и конструкция. Додаток №2 «Щит со сплошным заполнением деревянными брусками (рейками) или полосами ДСП»*

Question 9:




What are the requirements for lighting and power electric wires: size and material (aluminum or copper)?

Answer: *See Annex C3 "Electrical solutions", Sheet 2 of specification table. Copper cables and wires should be used.*

Question 10:

What is a desirable power capacity (W) of all kinds of luminaires in all rooms?

Answer: *It is necessary to use LED lamps of capacity sufficient to meet the standards. See the table below.*

Specification of illuminating devices		
Legend	Type	Amount
	Built-in lamp type #1	12
	Built-in lamp type #2	19
	Built-in lamp type #3	8

	Size	Qty	light flow	capacity	misc
Type 1	595*595 (for Armstong)	12	3200-3500 lm	28-32 W	
Type 2	d. 150-180 mm	19	900-1300 lm	8-16 W	
Type 3	d.100 -150 mm	8	650-1000 lm	8-12 W	IP 54

Question 11:

Is there a need for insulation of the ventilation pipe in the rooms? If to leave it as it is, there is a possibility of condensate appearance inside the vent pipe in the cold period.

In the Terms of Reference it was not provided.

Answer: *Yes, there is a need to insulate the ventilation pipe in the living rooms.*

Question 12:

Is the last paragraph of the article 5 of the Terms of Reference related to the window blinds, nets, etc. applied to all windows in all rooms or only to those windows that will be newly installed?

Answer: *Applies only to the newly installed windows.*

Question 13:

Is the use of a system of press fittings imperative when connecting a water supply system to an existing system? May a plastic soldered pipe be applied?

What kind of connection system should be used for the water supply distribution system through the premises - a press fittings system or a soldered plastic pipe?

Answer: *It is necessary to use the press fittings system and perform works according to REHAU or Uponor technology or other certified in Ukraine (press fittings).*

Question 14:

Is it necessary to include in the estimate additional work on relocating the heating system (metal pipe and radiator) in the conference room related to the dismantling of the floor, the formation of a slot and the withdrawal of the pipe into a slot in the floor, etc. with the purpose to install the entrance doors?

In the Terms of Reference this was not provided.

Answer: *Yes, it is necessary to include the following works: dismantling, relocation and installation of an existing heating radiator, heating pipes should be laid below the threshold of a new door. In case of formation of a slot for the heating pipes, works on restoration of the floor after installation of heating pipes should be envisaged. See the amended Sheet 4 of the Plan.*

Question 15:

Is it necessary to include in the estimate additional work (disassembly of the floor, formation of a hole in the foundation, etc.) for installation and placing of a plastic pipe with a diameter of DN 100 for the new sewage system to the sanitary unit in the room No. 8 from the place of sewage flow?

This is not provided in the Terms of Reference.

Answer: *Yes, it is necessary to consider and estimate these works. The reference scheme of the existing main pipeline is provided in the amended Sheet 3 of the Plan.*

Question 16:

Is it necessary to include in the estimate the replacement of the floor coverage in the corridor (premises 1, Sheet 3 of the Plan)? As in case of dismantling of the existing doorframes and filling with new frames, dismantling plastic panels from walls in the corridors, the existing floor coverage may be damaged.

This is not provided in the Terms of Reference.

Answer: *Yes, it is necessary to consider and estimate these works. See the amended Sheet 9 of the Plan.*

Question 17:

Is it necessary to include in the estimate additional works for dismantling the concrete floor, placing the sewerage for the sanitary units of the living rooms No. 5, 6, 7 and restoring the ceramic tiles on the floor, as well as additional works for dismantling the wooden floor, placing the sewerage in the sanitary units of the living rooms No. 1, 2, 3, and its restoration?

Answer: *Yes, it is necessary to consider and estimate these works.*

Question 18:

According to Sheet 9 of the Plan, the floor in the bathroom of the room No.8 is not to be replaced. However, it is written in paragraph 6 of the Terms of Reference: "Floors in the rooms of bathrooms should be made of ceramic tiles." During the inspection of the premises of the future bathroom (premises 27 Sheet 3 of the Plan), it was revealed that the existing flooring is linoleum.

To arrange a sanitary unit in the premises 27 Sheet 3 of the Plan, it is recommended to replace the flooring with screed and cover it with ceramic tiles.

Question: Does the bathroom of room No. 8 require replacement of the flooring and the installation of ceramic tiles?

Answer: *Yes, it requires. See the amended Sheet 9 of the Plan.*

Question 19:

According to Sheet 9 of the Plan, the floor in the room No. 8 is to be replaced by OSB and linoleum. However, in paragraph 6 of the Terms of Reference it is indicated that "The floors in the rooms No. 1, 2, 3, 4 should be made of 8 mm OSB and covered with linoleum", room number 8 is not included in this paragraph.

According to the results of the on-site examination of the floor in the future living room No. 8 (premises 26, Sheet 3), it has been found that the existing flooring (linoleum) is in unsatisfactory condition. Also, to place a sewage pipe DN100 under the floor, the existing flooring will be damaged. So its replacement is recommended.

Question: Does the room number 8 require replacement of floorings and covering with the OSB and linoleum?

Answer: *Yes, it requires. See the amended Sheet 9 of the Plan.*

Question 20:

Based on the results of the inspection it was noted that the full amount of work on sewerage placing is not known at this stage, it will be clear after the dismantling of the floor and access to the sewage pipe laying.

Answer: *It's correct. After dismantling of the floor, it will be necessary to take a photo fixation and draft the act of technical condition. Before installation of sewage system, it will be necessary to agree on the sewage scheme and to provide a separate calculation grounded on the prices for these works that must be foreseen and indicated in the Vendor's proposal to RFP (in Annex E1 "Bill of quantities" or in Project implementation plan). The price of each kind of work should illustrate the cost of work including the necessary materials*

Question 21:

Is it possible for the tender participant, along with the basic proposal in accordance with the Terms of Reference and the Plan, to provide a separate calculation for the proposed additional work that was not foreseen in tender documentation and the need for which arose after the visit and the actual inspection of the facility?

Answer: *Apart from the described in Terms of Reference scope of works, participants are strongly encouraged to foresee based on their practical experience the possible connected works, that are not described in TOR and to provide the proposal for these works together with the main proposal. Since the exact volume of possible additional works is unknown the financial offer for additional works has to be formalized for the further proportional estimation (per r.m, sq.m, kg, etc.). The price of each kind of work should illustrate the cost of work including the necessary materials.*

Question 22:

Additional information on the status of the currently existing floor:
Sheet 3 of the Plan, premises 7, 9, 13, 14, 15, 16, 17 – concrete floor;
Sheet 3 of the Plan, premises 2, 3, 4, 5, 6, 8, 10, 11 – wooden floor.

Question 23:

According to the results of the inspection, additional information was provided on the location of the current water supply system entry point in the house and the sewage disposal site

Answer: *See the amended Sheet 3 of the Plan*

Question 24:

Are all measurements in Annex C1 correct and precise and can they be used for a precise calculation of materials?

Answer: All the data in Annex C1 were calculated automatically by the software while the blueprint preparation and based on the entered data on the initial sizes. There is always a possibility of uncontrolled inaccuracy. All precise measurements and calculations have to be done by the awarded company during the physical assessment of the site by the professional staff.