

**Scope of Work: REHABILITATION SCHOOL BUILDING KLAASKREEK**

PROJECT NO. RGM- IS-09-05-2026	DATE SUBMITTED
REHABILITATION SCHOOL BUILDING KLAASKREEK	09/05/2026
PROJECT OBJECTIVES	
The project consists of the complete rehabilitation, renovation, and upgrading of the existing school building located at Klaaskreek. The objective of the project is to restore the school facility into a safe, functional, durable, hygienic, and aesthetically improved educational environment suitable for long-term use by students, teachers, and administrative staff. The rehabilitation works shall include complete demolition and replacement of defective building components, rehabilitation of internal and external wall surfaces, replacement of floor systems, installation of new ceiling systems using wooden schroten, replacement of windows and doors, installation of new electrical systems and lighting fixtures, sanitary and drainage rehabilitation works, roof rehabilitation works, plumbing works, painting works, and general finishing works. The total building footprint is approximately $\pm 790 \text{ m}^2$.	
GENERAL REQUIREMENTS	
➤ All works shall be carried out in accordance with: • Approved technical drawings (to be prepared and submitted by the Contractor). • This Statement of Work (SOW). • The Bill of Quantities (BOQ). • Applicable building codes, standards, and safety regulations. The Contractor shall: • Provide all labor, materials, tools, equipment, supervision, and temporary facilities required for proper execution. • Ensure all materials are new, of high quality, and fit for purpose. • Always maintain safe working conditions. Mandatory Submissions (Pre-Construction): • Job Hazard Analysis (JHA). • Timber protection and maintenance plan (wood-boring insect prevention). • Construction schedule / Gantt Chart. • Cost breakdown. • Site organization chart. • Insurance documentation. • Quality Assurance / Quality Control plan.	



Safety Requirements:

- Mandatory use of Personal Protective Equipment (PPE)
- Install warning and safety signage.
- Maintain organized work areas.
- Prevent unauthorized site access.
- Conduct toolbox meetings.
- Provide fire extinguishers and first aid kits.
- Implement proper waste management.
- Control dust and noise pollution.

Step 1. Project Deliverables/ Scope of works-Summary

TASK NO.	DESCRIPTION
1	Mobilization, Site Establishment & Temporary Facilities
2	Demolition & Removal Works
3	Structural Repairs & Masonry Rehabilitation
4	Roof Structure Replacement & Zinc Roofing Installation
5	Floor Preparation & Floor Finishing
6	Ceiling Framework & Ceiling Installation
7	Supply & Installation of Doors & Windows
8	Internal & External Plastering, Painting & Finishes
9	Drainage & Sewer Rehabilitation
10	Sanitary & Plumbing Installations
11	Electrical Installations & Lighting Systems
12	Final Cleaning, Testing, Commissioning & Handover

Step 2. Detailed Scope of Works

TASK NO.	DESCRIPTION
1	MOBILIZATION, SITE ESTABLISHMENT AND TEMPORARY FACILITIES The Contractor shall fully mobilize and establish the construction site to ensure safe, efficient, and uninterrupted execution of the rehabilitation works throughout the project duration.

**Mobilization of Resources**

- Mobilize all required skilled labor, including supervisors, masons, carpenters, electricians, plumbers, painters, tile setters, technicians, and support personnel necessary for the successful execution of the works.
- Assign a dedicated Site Supervisor and Safety Officer to manage daily operations and ensure compliance with project requirements.
- Arrange transportation and delivery of all construction materials, tools, machinery, and equipment from Paramaribo to Klaaskreek.
- Establish proper logistics and procurement planning to maintain continuous availability of materials during construction activities.

Site Preparation and Setting Out

The Contractor shall:

- Conduct a detailed site inspection and verification of existing site conditions prior to commencement of works.
- Establish benchmarks, control points, gridlines, and reference levels in accordance with approved drawings.
- Clear and prepare designated working areas to facilitate safe access and construction activities.
- Define and organize construction zones, storage areas, waste collection areas, and access routes for workers and vehicles.

Temporary Facilities and Infrastructure

The Contractor shall:

- Provide and install temporary site facilities necessary for proper project execution, including:
 - 20ft container unit(s) for secure storage of materials, tools, and equipment.
 - Temporary site office for administration, meetings, and document control.
 - Covered work area/workshop for fabrication and preparation activities.
- Provide secure and lockable storage areas for high-value materials and sensitive equipment.
- Ensure all temporary structures are stable, weather resistant, and safely installed.

Worker Welfare Facilities

The Contractor shall:

- Provide temporary worker accommodation where required for project personnel.
- Ensure accommodation areas are clean, ventilated, and suitable for occupancy. Install temporary sanitary facilities, including toilets and washing areas, in compliance with hygiene and environmental standards.
- Provide adequate drinking water and basic welfare facilities for all workers on site.

	Site Security and Access Control The Contractor shall: ➤ Install temporary fencing, barricades, and warning signs around active construction areas. ➤ Establish controlled entry and exit points for workers, visitors, and vehicles. ➤ Implement security measures to protect materials, equipment, and the project site against theft and unauthorized access. ➤ Maintain a visitor registration and access control system throughout the project duration.																												
2	DEMOLITION AND REMOVAL OF EXISTING DEFECTIVE ELEMENTS General Demolition Requirements ➤ Carefully remove all defective, damaged, loose, or deteriorated building elements identified for replacement or rehabilitation. ➤ Protect all existing structural components and adjacent areas from unnecessary damage during demolition works. ➤ Provide temporary support where required to maintain structural stability during removal activities. ➤ Implement proper dust suppression and noise control measures throughout demolition operations. ➤ Remove demolition debris from the site and dispose of waste at approved dumping locations in accordance with environmental regulations. ➤ Ensure all demolished areas are left clean, level, and ready for subsequent construction activities. Classrooms and Library Areas <table border="1"> <thead> <tr> <th>AREA</th><th>APPROXIMATE DIMENSIONS</th></tr> </thead> <tbody> <tr><td>Lokaal 1</td><td>7.00 m × 7.00 m</td></tr> <tr><td>Lokaal 2</td><td>7.00 m × 7.00 m</td></tr> <tr><td>Lokaal 3</td><td>7.00 m × 7.00 m</td></tr> <tr><td>Lokaal 4</td><td>7.00 m × 7.00 m</td></tr> <tr><td>Lokaal 5</td><td>7.00 m × 7.00 m</td></tr> <tr><td>Lokaal 6</td><td>8.50 m × 7.00 m</td></tr> <tr><td>Lokaal 7</td><td>8.52 m × 7.00 m</td></tr> <tr><td>Bibliotheek</td><td>2.87 m × 7.00 m</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th>AREA</th><th>APPROXIMATE DIMENSIONS</th></tr> </thead> <tbody> <tr><td>Lokaal 8</td><td>7.08 m × 7.08 m</td></tr> <tr><td>Lokaal 9</td><td>7.08 m × 7.08 m</td></tr> <tr><td>Lokaal 10</td><td>7.08 m × 6.96 m</td></tr> <tr><td>Lokaal 11</td><td>7.08 m × 6.96 m</td></tr> </tbody> </table>	AREA	APPROXIMATE DIMENSIONS	Lokaal 1	7.00 m × 7.00 m	Lokaal 2	7.00 m × 7.00 m	Lokaal 3	7.00 m × 7.00 m	Lokaal 4	7.00 m × 7.00 m	Lokaal 5	7.00 m × 7.00 m	Lokaal 6	8.50 m × 7.00 m	Lokaal 7	8.52 m × 7.00 m	Bibliotheek	2.87 m × 7.00 m	AREA	APPROXIMATE DIMENSIONS	Lokaal 8	7.08 m × 7.08 m	Lokaal 9	7.08 m × 7.08 m	Lokaal 10	7.08 m × 6.96 m	Lokaal 11	7.08 m × 6.96 m
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- Remove all existing ceiling systems, including ceiling boards, suspension framing, battens, hangers, and all associated components from all rooms.
- Demolish and remove all defective floor finishes and prepare surfaces for installation of new floor systems.
- Remove all old electrical wiring, conduits, switches, light fixtures, receptacles, and accessories where defective.
- Remove all damaged wall finishes, loose plaster, and deteriorated coatings on both internal and external walls.
- Carefully remove existing insect screens (raamgaas) from window openings to facilitate installation of new aluminum sliding windows.
- Prepare, clean, and make good all window and wall openings for installation of new aluminum sliding windows, including removal of loose mortar and defective materials.
- Remove all existing doors, door frames, shutters, and associated hardware where defective.
- Remove existing rainwater disposal components where damaged.
- Ensure all surfaces are cleaned and prepared for rehabilitation works.

Office Area (Kantoorroimte)

Approximate dimensions:

8.10 m × 5.11 m

- Completely remove the existing ceiling system, including ceiling boards, framing members, battens, accessories, in preparation for installation of new timber slat (schroten) ceilings.
- Remove all existing zinc roofing sheets and defective roofing accessories.
- Dismantle damaged roof framing components while preserving structural elements designated for reuse where applicable.
- Demolish and remove all defective floor finishes to allow installation of a completely new floor system and new floor tiles.
- Remove all existing doors, windows, shutters, door frames, and window frames.
- Carefully remove masonry stones/blockwork from existing window openings to facilitate installation of new shutters.
- Remove the existing washbasin including all associated water supply lines, drainage piping, fittings, and accessories.
- Remove all old electrical wiring, conduits, switches, fixtures, receptacles, and accessories where defective.
- Remove defective drainage piping connected to roof gutters and washbasin drainage systems.
- Remove deteriorated plaster and wall finishes from both internal and external wall surfaces.
- Prepare all wall openings and surfaces for rehabilitation, installation works, plastering, and painting.

	Toilet Block / Sanitary Area Approximate dimensions: Width: ±2.90 m Height: ±5.10 m ➤ Demolish the existing front wall to facilitate rehabilitation and expansion works. ➤ Remove all existing sanitary fixtures including toilet bowls, urinals, washbasins, and stone washbasin units. ➤ Remove all associated plumbing lines, drainage piping, sewer piping, valves, and fittings. ➤ Remove all defective floor finishes and wall finishes including tiles where applicable. ➤ Remove all existing ceiling systems and framing components. ➤ Remove all old electrical installations and fixtures within the sanitary areas. ➤ Demolish and remove all defective drainage systems and wastewater disposal piping. ➤ Ensure all sanitary areas are left clean, safe, and ready for rehabilitation and reconstruction works.
3	STRUCTURAL REPAIRS AND WALL REHABILITATION WORKS The Contractor shall carry out all structural repair, masonry rehabilitation, wall rehabilitation, and strengthening works required to restore the building to a safe, durable, and functional condition. General Structural Rehabilitation Requirements ➤ Repair all damaged, cracked, loose, or deteriorated structural and non-structural elements identified during demolition works. ➤ Ensure all repaired and newly constructed elements are properly aligned, level, plumb, and structurally stable. ➤ Use approved mortar mixes and construction materials suitable for the intended application. ➤ Ensure proper bonding between existing and new construction works. ➤ Protect completed works from damage during ongoing construction activities. CLASSROOMS AND LIBRARY AREAS — STRUCTURAL REHABILITATION ➤ Repair all cracks, holes, damaged plaster, deteriorated masonry, and loose wall surfaces internally and externally. ➤ Remove all defective plaster and cement finishes prior to rehabilitation. ➤ Apply new cement-sand plaster with minimum thickness of 10 mm to repaired wall surfaces. ➤ Straighten and level all wall surfaces to ensure proper alignment and finishing quality. ➤ Modify and enlarge window openings to approximately 2000 mm × 1200 mm. ➤ Adjust door openings where necessary for installation of new door units. ➤ Install reinforced concrete lintels above modified window and door openings.

**Reinforced Concrete Lintel Specifications**

Description	Dimension
Reinforced Concrete Lintel	150 mm × 200 mm
Main Reinforcement	Ø10 mm
Stirrups	Ø8 mm - 200 mm
Concrete Cover	30 mm

- The Contractor shall ensure all lintels are properly cured and structurally stable prior to continuation of finishing works.

OFFICE AREA — STRUCTURAL REHABILITATION

- Repair damaged masonry walls and deteriorated plaster surfaces internally and externally.
- Remove unstable wall sections and loose finishes.
- Apply new cement plaster minimum 10 mm thick to repaired surfaces.
- Prepare all wall surfaces by sanding and leveling prior to painting.
- Repair defective floor base areas and structural floor defects.
- Repair or replace defective timber roof framing components.
- Prepare and reinforce wall openings for new windows and doors.

TOILET BLOCK EXPANSION AND REHABILITATION

- Set out and establish all new wall positions in accordance with approved drawings and dimensions.
- Relocate the existing front wall forward to create additional circulation and functional space.
- Increase the overall width of the toilet block to approximately 3.10 meters.
- Construct new masonry walls using 4-inch concrete masonry blocks.
- Ensure all blockwork is properly bonded to existing structures for structural continuity and stability.
- Construct all masonry walls in straight alignment, ensuring proper joint finishing and uniform appearance.
- Install reinforced concrete lintels above all door and window openings where required.
- Ensure all newly constructed walls are plumb, level, properly aligned, and structurally stable.
- Allow adequate curing time for all masonry works before commencing plastering, tiling, or finishing works.

STRUCTURAL SURFACE PREPARATION

- Clean all repaired and rehabilitated surfaces from dust, loose particles, debris, and construction residues.
- Fill all surface imperfections, voids, and irregularities to achieve a smooth and uniform finish.

	➤ Ensure all surfaces are dry, stable, and suitable for subsequent plastering, painting, tiling, or finishing works. ➤ Coordinate and obtain inspection approval of all structural rehabilitation works prior to continuation of finishing and installation phases.
4	ROOF STRUCTURE REPLACEMENT AND ROOFING INSTALLATION (OFFICE AREA) Existing Roof Demolition and Preparation ➤ Carefully remove the existing zinc roofing sheets and all defective roofing accessories. ➤ Dismantle damaged timber roof members, including rafters, purlins, fascia boards, and bracing components. ➤ Preserve structural elements intended for reuse where applicable. ➤ Inspect all remaining structural supports for termite damage, decay, or instability. ➤ Clean and prepare the roof support area prior to installation of the new roof structure. Roof Structure Installation ➤ Install new rafters: 2" × 4" timber @ max 1500 mm centers ➤ Install new purlins: 2" × 4" timber @ max 800 mm centers ➤ Install bracing members: 2" × 4" timber ➤ Install fascia boards: 1" × 8" timber along all roof edges General Requirements ➤ All timber shall be properly treated against termites and fungal attack before installation. ➤ Ensure all roof members are properly aligned, level, and securely fixed. ➤ Provide strong anchorage of roof structure to existing masonry walls using approved fixings. ➤ Ensure structural stability against wind uplift and environmental loads. ➤ Verify all dimensions and roof geometry prior to roofing installation. Zinc roofing installation ➤ Install corrugated zinc roofing sheets (approved gauge, minimum 30BG or equivalent). ➤ Provide minimum side lap of one corrugation and end lap of 300 mm. ➤ Fix roofing sheets using approved self-drilling screws with rubber waterproof washers. ➤ Ensure uniform alignment of sheets and proper overlap direction. Roof accessories ➤ Install ridge caps at all roof peaks. ➤ Install flashings at all wall junctions and roof edges. ➤ Install edge trims and closures where required. ➤ Seal all joints, laps, and penetrations to ensure a fully watertight system.

	Quality Requirements ➤ Roofing sheets must be free from dents, defects, or damage. ➤ Fixings must be evenly spaced and properly tightened. ➤ Completed roof must be fully watertight after installation.						
5	FLOOR PREPARATION AND FLOOR FINISHING INSTALLATION Surface Preparation ➤ Remove all loose materials, dust, debris, adhesives, and defective floor finishes from existing floor surfaces. ➤ Inspect existing floor slabs for cracks, settlement, hollowness, or structural defects. ➤ Repair damaged floor areas prior to installation of new finishes. ➤ Ensure all floor surfaces are properly compacted, level, dry, and ready for finishing installation. ➤ Apply leveling screed where necessary to achieve uniform floor levels. Floor Screeding and Leveling ➤ Install cement-sand screed to level uneven floor areas where required. ➤ Maintain consistent floor elevations throughout all rooms and circulation areas. ➤ Provide proper slopes in wet areas toward floor drains. Floor Finish Installation • Floor tiles shall be installed in straight alignment with uniform joints. • Use approved tile adhesive and grout materials. • Ensure all floor finishes are free from cracks, chips, lippage, or unevenness. • Install tile skirting where applicable. Room Dimensions Classrooms (Lokaal 1–7) • Typical module size per classroom: 7.00 m × 7.24 m • Approximate area per classroom: ± 50 m² Classrooms (Lokaal 8–11) • Typical module size: 7.08 m × 7.08 m • Area per room: ± 50 m² Sanitary Facilities (Toilets Block) • Approximate size: 7.00 m × 3.10 m <table><tr><th>Room</th><th>Dimensions</th><th>Finish</th></tr><tr><td>Toilets</td><td>7.00 m × 3.10 m</td><td>300×300 mm anti-slip tiles</td></tr></table>	Room	Dimensions	Finish	Toilets	7.00 m × 3.10 m	300×300 mm anti-slip tiles
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Library

- Approximate size: **7.00 m × 5.80 m**
- Area: **± 40 m²**

Room	Dimensions	Finish
Library	7.00 m × 2.87 m	450×450 mm tiles

Office Area (Kantoren)

- Total footprint: **8.10 m × 5.11 m**
- Split into two office units
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Room	Dimensions	Finish
Office 1	± 4.00 m × 3.10 m	450×450 mm tiles
Office 2	± 3.80 m × 3.10 m	450×450 mm tiles

Corridors

- Standard corridor width: **1.80 m**

Area	Dimensions	Finish
Corridors	1.80 m width (variable length)	450×450 mm tiles

Note: Floor Finish Requirements (Important Distinction)

- All classrooms (Lokaal 1–11) and corridors / circulation areas (excluding wet zones) shall receive a power-floated / steel-trowel finished concrete floor. The concrete surface shall be machine power-floated to achieve a smooth, dense, level, hard, and dust-free finish. The final surface shall be evenly polished and suitable for heavy daily school use. No tile installation is required in these areas.
- Supply and install ceramic/porcelain floor tiles only in the following areas:
 - Library
 - Office area
 - Toilet block / sanitary facilities

6

CEILING FRAMEWORK AND CEILING INSTALLATION

- Supply and Installation of Timber Ceiling Framework
- Supply and install new timber battens measuring 2" × 2".
- Install timber support members measuring 2" × 3".
- Install ceiling suspension supports at a maximum spacing of 600 mm center-to-center.
- Apply anti-termite treatment to all timber members prior to installation. This protects the timber against insect damage and improves durability.

Installation of Schroten Ceiling Boards

- Supply and install wooden schroten ceiling boards with a minimum width of 100 mm.
- Ensure all boards are properly aligned, level, and securely fixed.
- Sand and finish all installed boards to achieve a smooth surface ready for painting.

	Moisture-Resistant Ceiling Installation (Wet Areas) ➤ Install moisture-resistant ceiling materials in all toilets and other wet areas. This prevents damage caused by humidity and water exposure. General Installation and Finishing Requirements • Ensure all ceiling framework members are level, rigid, and securely fixed. • Install access panels where required for maintenance purposes. • Prepare all ceiling surfaces for painting and final finishing. • Install complete schroten ceiling systems in classrooms, offices, corridors, library areas, and sanitary facilities.
7	SUPPLY AND INSTALLATION OF DOORS AND WINDOWS IN ALL AREAS Door Installation ➤ Supply and install 17 complete door units with approximate dimensions of 900 mm × 2100 mm, including frames, hinges, locks, handles, and all necessary accessories. ➤ Ensure all door frames are properly aligned, plumb, and securely anchored to the structure. ➤ Install doors in such a way that they operate smoothly and swing freely without obstruction. Window Installation • Supply and install 44 aluminum sliding windows with approximate dimensions of 2000 mm × 1200 mm, complete with glazing and locking mechanisms (classrooms, library and office area). • Supply and install 6 shutter windows with approximate dimensions of 800 mm × 1200 mm (office area). • Prepare and adjust all openings as necessary to accommodate the new window units. • Ensure all windows are weather-resistant, water-tight, and securely installed.
8	INTERNAL AND EXTERNAL PLASTERING, PAINTING AND FINISHES ➤ Repair all damaged wall surfaces internally and externally. ➤ Apply cement-sand plaster to all repaired masonry surfaces. ➤ Sand, clean, and prepare all surfaces for painting. ➤ Apply primer coats to all prepared surfaces. ➤ Apply a minimum of two finishing coats to all internal and external walls. ➤ Provide new paint finishes to all classrooms, corridors, library spaces, office spaces, toilet facilities, and external building walls. <i>The works should cover all areas including classrooms, corridors, library, office spaces, sanitary facilities, and external façades.</i> Plastering Works ➤ Repair all cracks, holes, and damaged wall surfaces throughout the building. ➤ Apply cement-sand plaster to all repaired and new masonry surfaces.

	➤ Ensure all plastered surfaces are smooth, level, and ready for painting. <i>Applicable to all internal and external wall surfaces.</i> Painting Works ➤ Prepare all surfaces by sanding, cleaning, and priming prior to painting. ➤ Apply one primer coat and a minimum of two finishing coats. ➤ Use moisture-resistant paint in sanitary and wet areas. ➤ Use weather-resistant exterior paint systems for all external walls. General Requirement ➤ Ensure all plastering and painting works are uniformly applied across all building areas, including all classrooms ($\pm 49 \text{ m}^2$ each), corridors, library, offices, toilets, and external façades. ➤ Ensure a durable, smooth, and professional finish suitable for long-term school use.
9	DRAINAGE AND SEWER SYSTEM REHABILITATION Rainwater Drainage System ➤ Supply and install new roof gutters along all roof edges of the school buildings. The gutters shall have a size of 200mm. <i>The gutter system shall ensure proper rainwater collection from all roof surfaces.</i> ➤ Supply and install new rainwater downpipes with a diameter of 100 mm PVC. <i>This ensures efficient discharge of rainwater and prevents water accumulation.</i> ➤ Install new underground stormwater drainage piping connected to all roof drainage outlets. The drainage pipes shall have a minimum diameter of 100 mm PVC and shall be installed at a minimum depth of 450 mm below finished ground level. ➤ Ensure all rainwater drainage systems maintain a minimum slope of 1% to allow proper gravity flow away from the building foundations. <i>This prevents water stagnation and protects the structure from moisture damage.</i> ➤ Construct concrete drainage channels where required at discharge points. The channels shall have an approximate width of 400 mm and a minimum depth of 200 mm. Sewer and Wastewater System ➤ Completely remove and replace the existing toilet drainage and sewer piping systems serving the sanitary facilities adjacent to the classroom and library blocks. ➤ Supply and install new wastewater drainage piping connected to all toilet bowls, urinals, washbasins, office washbasins, and floor drains. ➤ Install new main sewer piping with a diameter of 100 mm PVC. Toilet waste lines shall also be 50 mm PVC, urinal drainage lines shall be 50 mm PVC, washbasin drainage lines shall be 50 mm PVC, and floor drain connections shall be 50 mm PVC. ➤ Ensure all sewer and wastewater pipes are installed with proper gravity flow slopes. <i>Proper slopes are required to ensure smooth wastewater flow and prevent blockages.</i> ➤ Construct inspection chambers or manholes at all major directional changes and pipe connection points. Inspection chambers shall have approximate dimensions of 600 mm x

	600 mm with a minimum depth of 600 mm and shall include concrete covers where required. ➤ Test all drainage and sewer systems for watertightness, leakage, and proper operation prior to completion and handover.
10	SANITARY AND PLUMBING INSTALLATIONS – TOILET EXPANSION Sanitary Fixture Installation ➤ Supply and install 6 new floor-mounted ceramic toilet bowls complete with flushing cisterns, seats, connectors, and accessories. <i>All fixtures shall be securely fixed and fully operational.</i> ➤ Supply and install 5 urinals complete with flushing accessories. ➤ Supply and install washbasins complete with faucets, bottle traps, and mounting accessories. ➤ Replace the existing washbasin located within the office area and reconnect it to the new water supply and drainage systems. ➤ Ensure all sanitary fixtures are level, securely fixed, connected to the water supply and drainage systems, and tested for proper functionality. Plumbing Installation ➤ Supply and install piping systems throughout the building using approved PVC pressure pipes. ➤ Install the main water supply pipe. ➤ Install water supply connections for washbasins and toilet flushing systems. ➤ Install all required valves, fittings, elbows, tees, connectors, unions, and pipe supports necessary for a complete and fully operational plumbing system. ➤ Ensure all water supply piping is securely fixed and concealed within walls or floors where applicable. ➤ Pressure-test all plumbing systems prior to commissioning using a minimum test pressure of 6 bar for a minimum duration of 2 hours. <i>This ensures that the system is free from leaks and suitable for operation.</i>
11	ELECTRICAL INSTALLATIONS AND LIGHTING SYSTEMS Removal of Existing Electrical Installations ➤ Remove all defective electrical wiring, conduits, switches, receptacles, junction boxes, and lighting fixtures where required. ➤ Remove all damaged or unsafe electrical components prior to installation of the new systems. <i>This ensures that the new electrical installation is safe and compliant.</i> Electrical Distribution Installation ➤ Supply and install new electrical wiring systems throughout the building. ➤ Install heavy-duty PVC conduits for all concealed electrical installations. ➤ Supply and install junction boxes and pull boxes at all required connection points.

	➤ Supply and install new electrical distribution boards complete with circuit breakers, overload protection devices, and earth leakage protection systems. ➤ Ensure all distribution boards are metal-clad, securely mounted, and provided with lockable access doors. Lighting and Power Installations ➤ Supply and install LED lighting fixtures throughout all classrooms, corridors, offices, library spaces, and sanitary facilities. ➤ Install electrical switches. ➤ Install grounded electrical receptacles and socket outlets. ➤ Replace all defective lighting points, switches, and electrical accessories throughout the building. ➤ Ensure balanced electrical load distribution across all circuits and spaces within the facility. Grounding and Protection ➤ Supply and install complete grounding and earthing systems for the entire electrical installation. ➤ Install copper grounding rods. ➤ Ensure all electrical systems are protected against overloads, short circuits, and electrical faults. ➤ Test all electrical systems prior to handover, including continuity testing, insulation resistance testing, earth resistance testing, and operational functionality testing. ➤ Submit all testing and commissioning reports prior to project completion and handover.
12	FINAL CLEANING, TESTING, COMMISSIONING AND HANDOVER ➤ Remove all debris, surplus materials, and temporary facilities from site. ➤ Thoroughly clean all internal and external areas. ➤ Test all installed systems including plumbing, electrical, drainage, roofing, doors, and windows. ➤ Correct all defects identified during inspections. ➤ Submit as-built drawings and commissioning reports. ➤ Handover the completed facility in fully operational condition.

Step 3. Out of Scope

This project will NOT accomplish or include the following:	➤ Procurement and installation of non-fixed equipment or furniture (desks, chairs, cabinets, etc.) ➤ Landscaping beyond basic site leveling. ➤ External roadworks, parking area paving, or public utilities outside the site boundaries. ➤ Ongoing facility operations, maintenance, or cleaning after handover.
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- Costs related to permits, fees, or utility connections beyond the immediate water and electrical works included in the project.

Step 4. Project outcomes

NO.	OUTCOMES
1	Fully renovated school building ($\pm 790 \text{ m}^2$ total area).
2	Fully renovated, finished, and functional office space (kantoorruimte) including roof, ceiling, flooring, walls, doors, and windows.
3	Safe and functional classrooms.
4	Completed wall, floor, and ceiling finishes.
5	Installed doors and windows with proper security.
6	Functional sanitary facilities (toilet group).
7	Fully operational electrical system.
8	Clean and hygienic environment.
9	Building ready for immediate educational use.
10	Proper drainage and water management system.

Step 5. Project Constraints

PROJECT START DATE	.../.../2026
LAUNCH / GO-LIVE DATE	.../.../2026
PROJECT END DATE	.../.../2026
LIST ANY HARD DEADLINE(S)	
LIST OTHER DATES / DESCRIPTIONS OF KEY MILESTONES	Duration 6 months
FACILITIES TO BE PROVIDED BY RGM	Directive for Quality Assurance, Progress Control and Order Checks

FACILITIES TO BE PROVIDED BY CONTRACTOR	➤ Insurance. ➤ Lodging ➤ All required material for construction. ➤ Cost breakdown and Gantt chart. ➤ Project supervision. ➤ Survey during construction. ➤ Safety procedures. ➤ All Personal Protective Equipment. ➤ Transportation
QUALITY OR PERFORMANCE CONSTRAINTS	➤ The Contracting Company will be evaluated based on safety, quality, velocity, cost, workforce performance and time-related progress metric. ➤ Weekly performed progress will be monitored by the RGM. ➤ The contractor will report to RGM. ➤ Any tasks or modifications not specified in the scope of work must receive approval from the infrastructure team before proceeding. ➤ Safety meetings and JHA's are required.
EQUIPMENT / PERSONNEL CONSTRAINTS	➤ No equipment nor personnel of the contractor should be used for other projects during the construction. ➤ All equipment and personnel must meet the necessary safety and performance requirement.
REGULATORY CONSTRAINTS	➤ The project must follow safety regulations, including worker protective equipment, secure scaffolding for construction and protocols for lifting and handling materials. ➤ This scope of work forms the basis of the agreement between the client and the contractor. Any changes or deviations from this scope must be documented and mutually agreed upon.