STATEMENT OF WORK

FOR

COMPREHENSIVE CONSTRUCTION COST AND TIMING REPORT

PHNOM PENH, CAMBODIA

Bureau of Overseas Buildings Operations
Directorate of Planning and Real Estate
Office of Acquisitions & Disposals
(OBO/PRE/OAD)

June 2, 2022
A. General Information

I. BACKGROUND

The Bureau of Overseas Buildings Operations (OBO) of the U.S. Department of State (DOS) requires an estimate of construction cost and timing for an existing 46 unit, 6,500 m² residential compound situated on a single 15,384 m² parcel in central Phnom Penh. OBO wishes to enter into a contract with the property’s owner to renovate the existing buildings to Class A modern standards to be compliant with current local codes and include fire protection (incl. full sprinkler system), infrastructure such as electrical, water supply, sewage system, HVAC, building exteriors-windows, doors, roofs, etc. and interiors finishes- floors, walls, railings, cabinets/furniture. The product of this package will be a comprehensive plan for development that potential developer can use to establish an all inclusive asking price. This product is only intended to establish a cost and time estimate based on typical buildings in the local market.

II. PURPOSE

The purpose of this Scope of Work is to produce an estimate of construction cost and timing. The final product should be a construction document that is standard for architects in Phnom Penh. Drawings and documents from a 2013 survey will be provided after award.

III. SCOPE OF THE PROJECT

The scope of this effort shall consist of:
A. Preparing a comprehensive cost and timing estimate.

B. Correspondence throughout the package’s development with OBO architects and engineers to ensure specific OBO life safety like fire issues are addressed in the redevelopment.

The product of this package should consider:

- Connections to municipality public water, sewer, etc.
- Structural and framing (load, wind, seismic, etc.)
- Electrical and lighting
- Fire detection and protection (incl. any sprinkler)
- Plumbing
- Thermal Insulation, roofing, siding, soffits, gutters/downspouts, windows, etc.
- Heating and cooling
- Landscape, paving, fencing, storm water

Specifications Sheet - Locally sourced finishes of walls, floors, ceilings, bathrooms, kitchens (cabinetry and appliances) to include a sample of the item and detailed description.

Permitting requirements, timing costs, etc. for all phases of the redevelopment to include final occupancy.
Timeline of proposed redevelopment.

Inclusive pricing detailed by line item for the entire redevelopment broken down by large components. For example: infrastructure – connection to municipality, structural, mechanical, fire safety, etc. (including line items for typical developer profit and construction management fees)

B. UNIFORM PROJECT REQUIREMENTS

IV. UNIFORM GUIDELINES

The contractor shall perform the work in accordance with this Statement of Work (SOW) using at least one of the following guidelines:

2) Royal Institute of Chartered Surveyors (RICS) of the United Kingdom and its international affiliates, standards of practice and code of ethics, latest edition.

C. BUILDING INSPECTION REPORT REQUIREMENTS

V. REPORT FORMAT

The report shall be delivered electronically and should be a narrative in word/pdf as well as supporting excel work sheets.

VI. SCOPE OF CONTRACTOR SERVICES

The Contractor shall be responsible for all actions required to produce the development package.

D. SCHEDULE FOR DELIVERABLES

The Contractor shall complete reviews and questions within two weeks of acceptance. Initial draft reports should be delivered within four weeks of award with on-going discussion and changes with OBO to follow. Final redevelopment package to be delivered within two weeks of final agreement/acceptance by OBO.
The Contractor shall maintain all contact with the US Government through the Contracting Officer’s Representative (COR) and when necessary, the Contracting Officer (CO):

ATTN: XX (CO)
U.S. Embassy Phnom Penh
@state.gov

Jeff Shaney (COR)
U.S. Department of State/Overseas Building Operations
jeffshaney@hotmail.com

Your POC to arrange inspection is:

XX (Property Manager/Owner)
The DPhnom Penh
@hotmail.com

END OF STATEMENT-OF-WORK