

GENERAL AND TECHNICAL TERMS

REPAIR OF AN OLD COFFEE SHOP IN LEFKE/LEFKA

SCOPE

The aim of these small works is to repair and improve the old coffee shop in the old town centre. The works are located in the Lefke/Lefka . The building is shown on the cadastral map with reference sheet no. XXVIII E 11.4.II & 11.5.I plot no. 354 (figure 1).



Figure 1

OVERALL DURATION

The whole work item and related activities will have to be completed within 45 days upon signature of the contract.

MATERIALS

All the materials used must have certificate from manufacturers and/or relevant authority for conformity. Materials used will have to be approved by the Engineer; documentation must be given, especially the plastering, wooden materials.

WORKMANSHIP

All workmanships must be first class to the best manufacture and finishes are to be approved by the Engineer.

MINIMUM REQUIREMENTS

The company will provide an experienced supervisor on site during the works.

GENERAL LIMITATIONS

The contractor shall take utmost care during the execution of the works. Any damage done by the contractor will be compensated by him/her at the price established by the Employer and will be deducted from the payment due to the contractor.

SITE SAFETY

The contractor will be obliged to take his/her and his team's safety measures. The Contractor's personnel on site must wear all the requisite PPE such as construction boots, reflecting vests, helmets, gloves, goggles and masks. No one shall be allowed to work without the PPE.

ORDER ON SITE

The Contractor will be given a space on-site for storage. No material is to be left in disorderly manner on the site. Making good of the storage area will be made by the contractor.

USE OF ELECTRICITY

The contractor will have to arrange with the owner for the use of the electricity. The contractor shall use extension cables without any joints all plugs and switches must be waterproof.

USE OF SANITARY FACILITIES

The Contractor is to use the public sanitary facilities of the village main square.

WORK SCHEDULE

Working hours will be from 08.00 to 17.00 with half-an-hour lunch-break. No Sunday work will be allowed.

PRICING

The contractor will price as per the table in this document. Prices entered will be deemed to have included all: material, labour, expenses, overhead and profit. The prices are fixed and will not be further revised. Pricing will be made in Euros without VAT. Exemptions for duties and VAT will be facilitated, if requested.

AWARDING

Contract will be awarded to the lowest priced quotation within the timeframe stipulated and without any reservations.

INSURANCES

The contractor will take out two insurances for the duration of the contract.

- Insurance against damage on the building or other works on site in case any activity or personnel of the contractor damages any other works or items on site - to the amount of euro 50,000 Euros for any occurrences
- Insurance for his workers and craftsmen working under the contract. This insurance will be minimum 50,000 Euros for any occurrence and for anyone

PAYMENTS

Payments will be made to the bank account of the contractor upon completion and substantial completion of the works. Payment will be made within 15 days of the date of acceptance of the work.

PRICING

The tenderers are asked to price the table below. If the tenderer reckons that some items are not defined he can add rows and price accordingly with the description made in the remarks column.

THE WORKS

The works will include but not be limited to;

- plastering works - including scraping off, cleaning, preparing the existing surface to receive new plaster and re-plastering,
- floor works including renewal of existing surface using natural village marble and/or ceramic tiles materials in the kitchenette area
- timber works including repairs and renewal of doors, shutters, windows, grills with complete existing accessories. All the timber elements will be produced of first class crown marked Sweden timber. All metal accessories will be manufactured by using original details. The missing accessories of the entire existing doors and windows will be exactly reproduced according to the existing materials, techniques and details.
 - a. Existing timber door/shutters/windows will be removed and renewal at position of the original door.
 - b. Repair of existing timber skirting in the sitting area (including painting)
- repair of wall works (mudbricks, adobe, yellow/rubble stone), repair and/or renewal including strengthening (if any)
- stone works including repairs, replacement and renewal of stones and finishing off with pointing
- iron works including repairs and/or renewal of doors/windows, fan lights, etc.

- all internal wall surfaces will be painted with two layers of white paint capable of “breathing” after the complete dry-out of previously applied plaster,
- paint works for doors, windows, shutters, grills, iron works and all wood elements/accessories will be painted,
- repair and/or renewal of traditional village marble to the internal window/door sills,
- prepare new design, details and materials of kitchenette accessories according to hygiene regulations,
- supply, install new small kitchenette with all complete design elements and accessories according to hygiene regulations,
- new wall and floor tiles including supply and installation (with epoxy joints),
- any other unforeseen works

WORK SCHEDULE

The contractor will prepare a work schedule showing all the daily activities.

RENOVATION WORKS

PLASTER WORKS

All of the surfaces of stone, adobe and Baghdadi walls, having been restored, will be plastered with Pre-mixed Lime Plaster to be approved by the Engineer. All wall surfaces will be re-plastered with 3 coats of pre-mixed lime plaster. Each layer of plaster must not exceed 2-2.5cm in thickness and can only be applied after 24-48 hours depending on the weather conditions. Prior to plastering each layer the Engineer approval is required. Natural stone pieces will be used at 40cm intervals in both directions to give extra strength of bonding for the premix lime plaster to the existing wall.

The internal plaster on top of the stone walls will be scraped if required and surplus material will be removed from the site.

For scraping of all type of plasters (gypsum, lime, roughcast and cement plaster), will be done with hand tools, any other mechanical tools to be used is subject to the approval of the Engineer.

After the complete scraping of the defective internal surface of the stone walls, the walls will be re-plastered, to the extent approved by the Engineer, using pre-mixed lime plaster.

Measurement of the plaster works shall be made according to actual amount of plaster removed or applied. The areas for windows, doors and other openings shall not be included in the measured actual amount. Forming of corners in plastering works internally or externally shall not mean any extra amount of plaster in any way.

Pre-mixed Lime Mortar and Plaster;

Pre-mixed Lime Plaster Undercoat consists of ordinary slaked lime, calcium carbonate granules, perlite and polypropylene fibres. It also contains improvement additives. Its properties must be included high plasticity, strong adhesion to building surfaces and volume stability. (EN998-1 CE).

Before plastering, the substrate must be wet but its “skin” allowed to dry, so as not to inhibit adhesion. Portable water will be used. Mix in a container, with an electrical proper. Mixing time must be enough for the mix to become homogenous – plastic, without lumps.

The mix remains plastic, in a container, for 50–60 minutes. After this time do not add water in order to remix.

Application can be done either by using level guides or not, depending on the nature of the surface and the required result. Apply directly to the surface by either a trowel or a float. The initial setting time is 70–80 minutes, but the “skin” remains workable for a few days, if sprayed with water immediately before. Then rub with a wooden or plastic flat. The next day the surface is perfected, immediately after spraying with water.

Perfecting can be achieved with a sponge, a wooden/plastic float or a steel trowel. Repeat, if necessary. Keep the surface wet for the next 3–4 weeks, especially in hot weather. The pre-mixed lime plaster to be used will have a pure white colour when prepared. Pre-mixed lime plaster is twice applied as two undercoats. The thickness of the plaster should be 1 -1,5 cm for first coat and second coat plastering application must not exceed 2,5-3 cm thickness.

Pre-mixed Lime Plaster finish consists of ordinary slaked lime, perlite, calcium carbonate granules and polypropylene fibres. It also contains improvement additives. Its properties include high plasticity, strong adhesion to building surfaces, and volume stability. (EN998-1 CE).

The joints of stone walls having lime mortar originally will be repaired by using lime mortar prepared and awaited previously (the repairs includes joints cleaning and re-filling). While scraping off plaster, original lime plaster parts of the walls will be plastered with lime plaster in 3 layers. After completing the plaster as described and specified prior to any type of paint application the plaster surfaced should be left 2 months to be matured with air. If the weather conditions are wet, this time can be extended to 3-4 months.

WALL WORKS

The restoration of the stone walls will preserve its original size, shape and finish. All damaged parts shall be removed to the agreed disposal area and then will be replaced by new material of the same texture as of the original.

Any existing damaged sand stone which required replacement will be approved by Engineer and the replacement will be done one by one in sequentially. The mortar to be used in this masonry will be the same color, texture as the original.

Stone replacement

The stone wall has in general two sided constructions: the internal surface is rubblestone while the external surface is cut-stone. The worn out stone elements at the sides of the wall and all stones that the Engineer requires for replacement shall be replaced with stones made of the same type, details and dimensions, using the same method.

On the un-plastered uniform and ornamented wall surfaces, stone frames of doors and windows, arches and similar components, the worn out stones will be repaired and/or completed and/or dismantled and rebuilt and/or jointed in parallel with the directions of the Engineer and according to the decision made on the spot and the details provided using the same type and quality of stone as the original.

Transparent and breathing insulation material (such as Hydroseal or equivalent) to be approved by the Engineer will be applied to the cleaned and dusted ashlar stone surfaces-either sprayed or applied with a brush (refer to: insulation of ashlar stone surfaces).

REPAIR OF CRACKS AND STRENGTHENING WALLS

Repair details will be applied according to the condition of the existing wall under the directives of the Engineer after the existing plaster is scraped off.

Repair of Vertical Cracks on the Walls:

After being properly open, all stone wall cracks will be repaired with the installation of iron bars and expanding strengthening plaster. Vertical space of 5cm depth and 1m length will be executed on both surfaces of the stone wall along the crack. Ø14 iron bars will be placed to these surfaces.

In opposite to these bars, two holes will be opened and vertically placed Ø14 iron bars will be welded to the horizontal ones. The holes and the vertical crack will be filled with a high strength, shrinkage compensated, pourable cementitious grout.

BÇIIIa (S420) type iron will be used. There will not be any negative component which has the potential to weaken the bonding concrete and iron, and iron will be cleaned of dirt, mud, grease, and rust before application. This application will take place with 60cm intervals along the crack.

Repair of Vertical Cracks with strengthening plaster and iron mesh.

In exceptional condition, the crack and consolidation will be made with the installation of mesh reinforcement (Ø8/15 galvanized) on the scraped off wall surfaces in such a way that they will cover the whole surface with a projection of 1-2 cm from the surface.

The holes and the surface of the wall will be filled and repaired with a special type of expanding mortar plaster SikaGrout-215 or equivalent.

WALL/FLOORING WORKS

Laying Village Marble:

Break off any loose and weak parts on the existing concrete surface. All remaining parts must have a rough surface.

30x30x2cm dimension village marble will be approved by the Engineer. The village marble will be fixed with cement based mortar. After all floor is fixed with village marble, the pointing will be done with white cement mortar and cleaned immediately, before the mixture is dry to avoid any remaining stain on the marble. Same type marble skirting will be fixed.

The existing and/or original forms and levels shall be followed when reconstructing the new flooring.

Glazed Ceramic Wall Tiles:

Small kitchenette service areas should be finished with (10x30) cm, white glazed ceramic wall tiles h=2.20m. Tiling must be applied according to standards.

All tiling shall be set out with whole tiles at the top edge and cut tiles where necessary at the lower edge. Setting out of tiles shall conform to the approved drawings and ensure that cut tiles, where necessary shall be, wherever possible, not less than one half tile in any dimension.

The spacing of the tiles must be accurate and straight. The tiles shall be bedded in an adhesive on top of 2 coats of plaster approved by the Engineer, which shall be a thin bed latex based adhesive.

The tiles shall have straight joints on flatted plaster backings and be grouted with a compressible, premixed, colored grouting cement for ceramic tiles approved and in colours to be selected by the Engineer. Movement joints shall be provided as directed by the Engineer. Areas around taps or pipes must be cut and trimmed properly.

TIMBER WORKS

Doors, Windows, Frames, Buttresses, Balcony Balustrades, Posts, Beams, Lintel, etc.

All timber elements such as doors, windows, frames, buttresses, shutter, posts, beams, balustrades, etc. will be numbered and removed or left at their location.

The existing original timber elements such as doors, windows, frames, shutters, buttresses, posts, beams, balustrades, etc. and their iron parts will be restored and/or renewed identical with the original elements. The fake timber elements or the timber elements lacking their original leaves and iron parts shown in the project will be completed or replaced. The modified opening on the façade (doors, windows, etc.) from the original opening will be corrected and rebuild to the original shape, detail, method and materials prior to the Engineer approval.

All the removable wooden elements that are to be restored will be carried off to the ateliers, while those that cannot be moved will be left in place. All elements will be cleaned thoroughly; the damaged and/or missing parts will be renewed and completed. All timber wood will be protected against fungi and insects using the method and the wood protection as described in the paragraph Paint Works.

All the timber elements such as doors, frames, windows, etc. which are missing or need to be replaced will be produced of first class crown marked Sweden timber and mounted after taking, measurements on site according to the sample and/or approved detail. The repairs of doors and windows include the replacement of the glass, if required.

All paint to be used shall comply with EC standards and also submitted to the Engineer approval.

The missing accessories of the entire existing doors and windows (door handles, latches, and hinges, glass panes of windows, spagnolets, iron handles and similar components) will be exactly reproduced according to the existing materials, techniques and details. After the approval of the samples is obtained, these will be assembled in place and delivered in a working condition.

All iron parts will be manufactured by using original details. All elements such as doors, windows, frames, etc. will be painted by using an appropriate method and colours (refer in to paragraph Painting Works).

All doors, windows, frames, shutters, louvers, grilles and metal parts shall receive a finishing paint coating of paint after installation. The detail of the paint and the required coating (2 under coats and a

final coat) shall be in accordance with the Paint Works. All sample and colours to be applied shall be submitted to the Engineer for approval.

Materials Timber Door, Window, Timber grill, Shutter

All the Tanalised Timber used in the manufacturing process will be sourced from sustainably managed forests. The product will be manufactured in pressure treated first class crown marked Sweden timber. This process is often referred to as tanalising or impregnation.

All the new doors, windows, frames and similar wooden components will be manufactured from first class impregnated wood with first class workmanship. All kinds of the accessories (door handles, knockers, locks, hinges, spagnolets, etc.) of new doors and windows will be made in the original style and detailing or in the most appropriate/similar approach to the original without any omissions and will be delivered in a working condition. The contractor will carry out all replacement and renewal of the accessories assembled after the approval of the Engineer.

All the iron accessories will be made in the style of hot forged iron workmanship. They will be manufactured with the same exact details as the original iron accessories. All the doors, windows, frames and similar components will be painted in the colour with the appropriate method (refer in to paragraph Painting Works).

All timber frame windows and doors will be glazed with double glazing minimum 8 mm thickness clear glass embedded and finish with timber lath. Broken and missing glazed will be place accordingly.

PAINTING WORKS

Painting Wood Surfaces:

Before making any painting works, the approval of the Engineer will be received on colour preference, wood preservative and coating paint works. Filling-up paste, wood preservative agent, undercoat and paint to be used in the application of paint should be in the same system group and should receive the approval of the Engineer. The hidden surfaces of all timber elements will be protected against decay by using chemicals products.

Painting Iron Surfaces:

The surfaces of all iron and metal sheet elements will be cleaned by using wired brush and rasped. Then, the surface will be cleaned with sandpaper until the rust and the existing paint is removed. After the Engineer agrees that the surfaces have been clean satisfactorily, red lead paint will be applied to the surfaces as prime coating. Then, the surfaces will be painted with two coats of undercoats and one final coat of enamel similar to the desired colour. No brush strokes will appear on the painted surfaces. The second coat will not be applied, until the first coat is completely dry.

Preparing and Painting Wall Surfaces:

The surfaces onto which special restoration plaster have been applied will be painted with two layers of white paint capable of “breathing” after the complete dry-out of previously applied plaster (silicolour or the equivalent). No brush strokes and colour of underneath plaster will appear on surfaces after the painting work is complete. Waterproof paint capable of breathing will be used in all works in this project. The paint will be breathable and first class as directed by the Engineer.

Preparing and Painting Timber Surfaces:

After restoration and/or renewal of all timber surfaces such as doors, door frames, windows, shutters, window frames, beams, shear blades, etc. paint shall be applied as it is described hereafter.

After removal of the dust on the wooden elements using pieces of cloth, the old paint shall be removed using a wired brush and sandpaper. Any fissure on the surfaces will be filled up with colour paste and the surface will be sandpapered once more.

After sandpapering and before the application of the undercoat, a coat of ‘triacrive’ impregnated timber preservative will be applied to the surface of all timber elements. After this coat dries out, a coat of water based multi-primer undercoat is applied to the surfaces. On the prepared surface as above

described, one coat of %100 acrylic permacryl paint water-based capable of “breathing” will be applied to the surface. A second coat of the same paint will be applied, after the first layer dries out completely.

The total number of coating to be applied is as follows: (i) one coat of impregnated timber preservative, (ii) one coat of undercoat coat and (iii) two coats of “breathing” paint shall be applied to the surface of all woods. The surfaces of all existing or newly-made timber elements which are hidden or have contact with the wall will be cleaned efficiently and then, alkyd rosin based insecticide will be applied in order to protect the timber from fungi and insects.

Insulation of Yellowstone Surfaces:

The 1-2 cm gaps in the surfaces of Yellowstone, which have been cleaned and dusted completely, will be filled out by applying a mixture of ‘buri’ (yellow sandstone), sandstone powder, grey sand, yellow sand, lime and very little white cement (10-5-1 in proportion, respectively). A mixture of buri will be approved by the Engineer.

All Precaution shall be taken in order for the material to stick firmly on to the stone. The method to be applied will be proposed by the approval of the Engineer. After the complete dry-out of filler material on the wall surfaces, the whole stone surface should be covered totally by spraying pure hydro seal or similar insulation material.

WALL CONSTRUCTION;

Rubble Sandstone

The yellow rubble stone to be used in the rubble stone masonry parts does not have to be a regular form; however, the strength and type of stone must be approved. The smoothest surface of the stones will be used for the outside. The inside and outside of the wall will be constructed separately.

Small pieces of stone will be used to fill the voids between the two sides due to the irregularity of the stones. The space between these two walls will be filled with pre-mixed lime mortar and small pieces of stone of the same kind as those used for building the wall.

The two walls that are built separately will be connected to each other with the help of galvanised metal tie stone elements that penetrate into both walls at regular intervals. These elements will be placed at every 1-2 meters on the horizontal and 60-70cm on the vertical.

Masonry rules will be followed and if corners of rubble stonewall are being restored; regular ashlar stone will be used. Two lines of stones with long sides and two lines of stones with short sides will be walled perpendicular to each other in order to strengthen the connection at the corner of the walls.

Yellow/Ashlar Stone:

Because the yellow stone surfaces are two-sided walls (the inner wall surfaces will be formed out of rubble stone and the outer walls will be formed of yellow stone), the stones on the outer surfaces will be replaced one by one with the new ones having the same size and type. Mortar, which will be used in the wall building, will be as same type as the original one.

Insulation of sandstone surface

1-2 cm gaps between the surfaces of sandstone, which have been cleaned and dusted completely, will be filled out by applying a mixture of sandstone dust, white cement and black cement with a ratio of 10-5-1 respectively in order to anchor these materials firmly to the stone.

The method to be applied will be proposed to the approval of the Engineer. After complete dry-out of filler material on wall surface, the whole stone surface should be covered totally by spraying pure hydro seal or coequal insulation material. During the spraying action, glass surfaces ...etc. should be enclosed for protection.

Restoration of Adobe Walls:

All adobe surfaces will be cleaned and brushed until the decayed layer is removed. Small sharp natural stones will be nailed to the damaged walls for the full anchorage of gypsum plaster to clean adobe surfaces.

If the parts of adobe walls which have lost their characteristics need to be replaced, they will be built again by using new adobe and straw loam. Formworks having the size of original adobe pieces will be prepared and wetted. They will be laid onto a smooth ground and then, straw loam will be poured into these formworks. After taking the shape of the formwork, adobe pieces will be taken out and let to dry out. They will be left onto a flat soil base for 3-4 days to dry out and then they put into vertical position and let to dry and consolidate for one week. Straw loam will be made softer and used in covering the adobe wall.

Baghdadi and Filled Walls:

After the plaster is scraped off the filled or Baghdadi walls, the small rubble stone filings and/or laths will be taken off in order to expose the wooden carcass. The exposed masts, beams and other tying elements will be inspected individually and the elements that are decayed and worn out will be discarded, whereas the elements that are intact will be kept for reuse. The carcass will be reassembled to the old shape and dimensions. The carcasses of the Baghdadi and filled walls are rebuilt with second class impregnated wood. The wood carcass walls will either be filled with small pieces of rubble sandstone or pre-mixed lime mortar or they will be cased using min. second class impregnated wood laths. These laths will be placed within 2cm from each other and measure 1.5x3.5cm in size. After the process of filling and/or casing with laths is completed, the inside and outside of these walls will be plastered using pre-mixed lime mortar and according to the specified method.

Preparation of the Straw Mud Walls:

The straw and the clayey soil will be mixed dry in the proportion of 2-3. In the middle of this heap, a hollow will be made and filled with water so as not to give rise to loss of water from the sides and then the mixture will be left to absorb the water. More water is poured in this hollow and after absorption by the mixture, the kneading process will start using hands and spades, adding small amounts of water when necessary, in order for the thorough mixing of soil and straw. It is essential that the straw and mud are well mixed

The mixture is left to set for a while and is kneaded again in regular intervals. The mixture must rise for one or two days. The indications that it is ready are as follows; it must attain a sticky and creamy quality, become a darker colour, and start giving off an odour.

DESIGN OF KITCHENETTE AND PRODUCTION

The design of the kitchenette will be prepared by the Contactor in line with the EU hygiene regulations in consultation with the Engineer. This will include all necessary draft and final designs with all pertinent drawings (plan, section, elevations, materials, etc), other details. Drawings must comply with applicable standards. Descriptions must give detailed explanation of each item of works and not be general and vague. Upon submission of the draft design, the Contractor will have to modify all documents following the suggestion and recommendation from the Engineer.