U.S. Embassy Vienna
Project: Marines GYM Refurbishment
Trade: SOW Partial General Contractor for Construction work 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 buildings were constructed in 1957. The Marine's House is the residential complex of the U.S. Marine Security Guard Detachment in Vienna.
Design architects: Henry Hill & John Kruse Associated Architects, San Francisco.
Consulting architect: Adolf Hoch, Vienna.
There are two buildings on the property:

- The MSGR Building is the Marines Security Guard Residence
- The MWR Building accommodates common rooms in 1. Floor (=ground floor) and the GYM in 2. Floor. This is the area where construction work described below is taking place.

Project description
Old room structures and surfaces need improvement and renovation. The existing GYM will be expanded from 55m2 to 62m2, and the bathroom and a wall-cabinet will be demolished for this purpose. Refurbishment in the demolishing area: new surfaces for walls, floor and ceiling and installation of new ceiling lights.

1.Scope of work
Demolition

- Temporary plasterboard dust wall with door.
- Demolition of partition walls (10cm), incl. wall coverings, 2 wooden doors+ doorframes and 1 wooden cabinet, electrical installation and equipment, incl. removal and disposal.
- Demolition, removal and disposal of the existing wall- and floor tiles and in the bathroom**,** existing sanitary items and equipment in the bathroom, including pipes, and the PVC flooring incl. glue.
- Removal of 4 existing ceiling lights.

Refurbishment

- Walls and ceiling: plaster, level, clean, prime, paint to cover, incl. 16m2 floor covering material.
- Floor: Clean, grind and level the floor; New PVC flooring in the demolition area.
- Delivery and assembly of 6 new ceiling lights in new position, Including switch, wiring, and integration into the existing system.
- 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)

SPECIFICATION OF SERVICES FOR CONSTRUCTION WORK AND INTERIOR FINISHING

01Z Construction site overhead costs

Version 022 (2021-12)

Unless otherwise stated in the preliminary remarks or item texts, the regulations of service group "01 Construction site overhead" in accordance with the building construction service book (LB HB) and the relevant OE standards apply.

0111Z Summary of Overhead Costs

011104Z 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/PA Price per Unit/EP …… Price per Item/PP ……

011201Z Special construction site costs.

011202Z Construction site and worker's surveillance.

011202DZ EV Security guard service during working hours

Contigncency item. During normal working hours, all day, continuously, by a certified security guard service. Inside the building, in the construction zone, for the duration of the entire construction work, from the start of construction to completion. Assduption 5 weeks, 9 hours per day

225 Hours/Stunden Price per Unit/EP …… Price per Item/PP ********

011203AZ Special costs Local Construction Site Management (AN)+ 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/PA Price per Unit/EP …… Price per Item/PP ……

0117 Protective Measures and Coverings

1. Installation (Scope of Work):
The service (installation) includes bringing the item to a usable condition, including transportation, setup, and assembly, as well as dismantling, disassembly, and removal. The portion of the service involving bringing the item to a usable condition is valued at 70 percent, and the portion involving dismantling is valued at 30 percent of the total service.
2. Included Services:
The costs for any repairs (maintenance) to protective measures during the work are included in the unit prices.
2.1 Disposal:
In the following, the term “disposal” refers to the loading, removal, and recycling, landfilling, or disposal of construction debris.
2.1.1 Recycling or Landfilling:
Demolition material becomes the property of 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.
2.2 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 bid invitation, the location for temporary storage shall be determined in agreement with the client.
2.3 Transportation:
Transportation shall be carried out in compliance with any necessary permits and regulations.

011701 Dust-tight, temporary partition wall inside the building, including disposal.

011701A Temporary partition wall/dust curtain on wooden substructure
Consisting of a wooden substructure covered with a reinforced PE film, with seams overlapped by 10 cm and secured to a wooden base with staples.

Supply and installation of waterproof, tear-resistant films as a dust curtain, including repeated removal and reinstallation as necessary.

12 m² Unit price EP …… Item price PP ……

011701C Z Temporary dust-proof partition with gypsum board
Consisting of a standard substructure, clad on one side with gypsum board, board thickness at least 12 mm.

26 m² Unit price EP …… Item price PP ……

011702 additional payment for temporary dustproof partition walls in the building.

011702B AZ temporary partition wall for door+ lock, per unit
For a door with a clear opening of up to 3 m², lockable with a cylinder lock, including three keys

1 unit Unit price EP …… Item price PP ……

011703 Floor protection, including disposal.

011703A Floor protection: PE film/cardboard
With one layer of PE film (e.g., packing cellulose or corrugated cardboard) with a 10 cm overlap; seams taped.

20 m² Unit price EP …… Item price PP ……

011703D EZ EV Interior floor protection: PE film/soft fiberboard
Contingency item: Soft fiberboard, 2 cm thick, with one layer of PE film, with 10 cm overlap, joints taped.

10 m² Unit price EP …… Item price PP *********

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

02 Demolition

Version 022 (2021-12)

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 are designed such that the total pollutant content and leachates of the excavated and demolition material are not adversely altered in an impermissible manner.
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 (SN) Numbers:
• Concrete demolition (SN 31427)
• Asphalt demolition waste (SN 31410 or SN 54912)
• Treated wood waste (SN 17201 or SN 17202)
• Untreated wood waste (SN 17201 or SN 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
• Synthetic 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)

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
- the labeling and careful storage of dismantled components
- Any necessary cutting or breaking down for transport
- Demolition of structural elements with the greatest possible care for the remaining parts and the underlying surface
- Temporary storage on-site, if necessary - Compliance with regulatory requirements regarding noise and dust control
- 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 structural components

10. Measurement and Billing Rules: Demolition, chipping, and chiseling are always billed based on the solid, non-loosened state (measurement of the structural 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.

11. Scope of Services: Demolition + Loading/Transport + Recycling/Landfilling/Disposal (ULG 02.91 not part of the contract): Unless ULG 02.91 is part of the contract, “demolition” or “knocking down” is understood to include the following scope of services:
- Removal or disposal, including loading, transport, recycling, landfilling, or disposal, 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.

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.

0211 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.
Demolition of walls in their entirety, including concealed installations (pipes, cables), switches, outlets, door frames, and door panels.
Disconnect, seal, and demolish water lines. Disconnect electrical cables from the power supply, cut them off, and demolish them.

021109 Z Demolition of masonry non-load-bearing partition walls (excluding gypsum board and concrete walls). The area is calculated after deducting all openings larger than 0.5 m². The shell thickness is specified in the item description.

021109B Demolish partition wall, thickness 10–12 cm
Plastered.

4 m² Unit price EP …… Item price PP ……

021109D Z Partition wall, including wall tiles
Finished with tiles (70%) and Plaster (30%). Includes 1 wooden door frame and 1 wooden door panel.

14 m² Unit price EP …… Item price PP ……

021116 Gypsum panels (e.g., gypsum board or gypsum fiber) – partition walls (GB-Pl.Stw.), including metal framing and mineral wool insulation, demolition (abbr.). The item code specifies the total thickness of the wall.

021116C EV Gypsum panel wall. demol.2-s.1-layer cladding up to 10cm
Contingency item. On both sides (2-s.), single-layer (1-fach) cladding. Synthetic mineral fibers (mineral wool) classified as non-hazardous waste.

3.5 m² Unit price EP …… Item price PP*********

021117 Gypsum building panels (e.g., gypsum board or gypsum fiber) partition walls (GB-Pl.Stw.), including metal substructure and mineral wool insulation, demolition (abbr.). The item keyword specifies the total thickness of the wall.

021117C Gypsum panel wall. demol. 2-s. 1-layer cladding over 10–15 cm
Plated on both sides (2-s.), single-layer (1-layer). Includes 1 wooden door frame and 1 wooden door leaf. Synthetic mineral fibers (mineral wool) classified as non-hazardous waste.

3.5 m² Unit price EP …… Item price PP ……

021117J Gypsum panel wall. demol. 2-s. 1-layer cladding over 10–15 cm+ wooden shelf
Planked on both sides (2-sided), single-layer. Includes 1 built-in wooden shelf, approx. height 250 cm / width 120 cm / depth 40 cm.
Synthetic mineral fibers (mineral wool) classified as non-hazardous waste.

3.5 m² Unit price EP …… Item price PP ……

0213 Finished plastering, removal of cladding

1. Services Included in the Estimate:
The following services are included in the unit prices (in addition to the ancillary services specified in ÖNORM):
1.1 Removal of cladding: When removing cladding, the cutting off of fasteners flush with the plaster substrate (this also applies to dismantling, provided that removal is not possible without chiseling) is included in the unit prices.
1.2 Removal of plaster from walls (that are not being demolished): When removing plaster from walls that are not being demolished, the scraping out of masonry joints and the cleaning of the surfaces are included in the unit prices.
2. Measurement and Billing Rules: The measurement for removing plaster from walls that are not being demolished is determined in the same way as for applying plaster

021314 Interior wall coverings (interior wall covering)—stripping down to the plaster substrate (complete).

021314A Interior wall cladding + mortar bed (complete)
Made of ceramic/tiles, glass, artificial or natural stone, including mortar
Note: Only tiles on solid walls. Tiles on partition walls are removed together with the partition wall—separate line item.

5 m² Unit price EP …… Item price PP ……

0214 Demolition of Floors and Subfloors
The removal of floor coverings is performed regardless of the size of the individual areas.

021403 Removal of floor coverings made of plastic, linoleum, rubber, and textiles, regardless of thickness, in rolls or tiles.

021403C Z Removal of floor covering + baseboards
Including baseboards and adhesive residue and cleaning the subfloor.

10 m² Unit price EP …… Item price PP ……

021412 Removal of paving slabs and floor tiles, including mortar bed (removal). The total thickness is specified in the item description.

021412 Removal of paving slabs/floor tiles, 5 cm thick

6 m² Unit price EP …… Item price PP ……

0216 Other demolition work

021619 Demolish pipes, excluding electrical conduit, including fasteners, fittings, and connectors. The internal diameter is specified in the item description.

021619A Pipes, free-standing, up to 70 mm
Exposed pipes

3 m Unit price EP …… Item price PP ……

021619C Z Pipes cut to length and embedded, 70 mm
Pipes fully or partially embedded in masonry and plastered, including cutting openings in remaining walls and floors

3 m Unit price EP …… Item price PP ……

021630 Z Sanitary fixtures: disconnect from water lines, seal, and remove (demolish).

021630A Z Demolition of sanitary fixtures
Sink, toilet bowl and seat, bidet, urinal, or toilet tank made of sanitaryware, including any brackets and fasteners, piping, and electrical cables.

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

021630C Built-in bathtub, demolition
Built-in metal bathtubs. Includes shower enclosure.

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

021630E Metal and plastic bathroom fixtures, as shown
Mirror cabinet including lights, paper towel holder, soap dispenser, toilet paper holder, toilet brush + holder, and other small parts.

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

021652 Z Removal and/or demolition of lights and electrical cable conduits, including cables and electrical fixtures. Disconnect electrical cables from the power supply, cut them off, and remove or demolish the lights as specified in the individual items.
Any reinstallation of light fixtures is specified in the individual items.

021652A Z Demolition of cable duct, including cables up to 50 mm

Demolition of ceiling cable conduits, including cables (for rectangular ceiling lights), in the GYM area.

12 m Unit price EP …… Item price PP ……

021652B Z Removal of ceiling lights
Removal of 4 rectangular ceiling lights in the GYM area.

4 pieces Unit price EP …… Item price PP ……

021652C Z Removal of ceiling lights
Removal of 2 round ceiling lights in the bathroom and wall cabinet area

2 pieces Unit price UP …… Item price PP ……

021652D Z Removal and reinstallation of ceiling lights
Removal and reinstallation of escape route orientation lights and emergency lights

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

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

19 Construction Site Cleaning

Version 022 (December 2021)

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

1. Waste and Contaminants:

The following describes waste and debris (e.g., trash, vacuum cleaner emptying), but not packaging material 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, as well as the 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 noise protection and dust control (to be ascertained by the contractor prior to submitting the 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

1901 Z Cleaning Inside and Outside the building

190101 Interim cleaning of the building or parts of the building (only upon specific instruction from the client). Collect, sweep up, and dispose of waste and debris. Remove dust from floors, plumbing and heating fixtures, parapet covers, and window sills. Billing is based on the floor area of the cleaned rooms; for staircases, the horizontal area is used.

190101B Z Interim Cleaning

Of the construction site area and the parts of the building, rooms, and outdoor areas affected by the construction site. Assumption: 5 weeks, daily.

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

190102 Final cleaning of the entire building, from the basement to the attic, including balconies and terraces, prior to handover to the occupants. Cleaning method as required (e.g., washing, mopping, vacuuming). Collect, sweep up, and dispose of trash and debris. Areas to be cleaned include, for example:

- Floors, including baseboards
- Staircases, including railings and handrails
- Windows and doors, including sashes, frames, and trim
- Window sills and parapet covers
- Fixtures, including plumbing fixtures (e.g., toilets, sinks, bathtubs, showers, stoves, and radiators)
- Wall coverings made of tiles or washable plastic materials
- Electrical switches and outlets - Light fixtures
- Built-in furniture

190102A Z Final Cleaning of the Property
The construction site area and the parts of the building, rooms, and outdoor areas affected by the construction work

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

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

48 Coatings on wood, metal, masonry, plaster, concrete, lightweight panels

Version 022 (2021-12)

Unless otherwise specified in the preliminary remarks or item descriptions, the following rules apply to all services in this group:
The following describes coatings on wood and wood-based materials, metal, masonry, plaster, concrete, and lightweight panels.

1. Application of Coatings:
Simple, standard, and high-quality finishes, as well as maintenance, are to be performed in accordance with Austrian Standards (ÖNORM).
Coatings on window sashes and door leaves are applied while they are removed from their frames.

2. Place of Performance:
The place of performance is the construction site.

3. Services Included in the Quote:
The disposal of construction debris is included in the unit prices.
For the purposes of this contract, the term "disposal" refers to the loading, removal, recycling, landfilling, or disposal of construction debris.

480106 Covering of floors, at the contractor's (AN) choice, regardless of whether in rooms with level or sloped floors or in stairwells. Protection against water, paint, and dust. The covered area is billed.

480106C Covering floors with cardboard, joints taped
e.g., with packing cellulose or corrugated cardboard, with a 10 cm overlap, seams taped.

20 m² Unit price EP …… Item price PP ……

480106D EV Covering the floor with PE + cardboard, joints taped
Contingency item. With PE film, covered with, for example, packing cellulose or corrugated cardboard, with a 10 cm overlap, joints taped.

20 m2 Unit price EP …… Item price PP *********

4813 Preparatory Work for Coatings

The following describes preparatory work for coatings (interior) on masonry, plaster, concrete, and lightweight panels.

481303 Z Scraping loose emulsion paint from walls and ceilings.

481303A Z Scraping off and disposing of emulsion paint

20 m² Unit price EP …… Item price PP ……

481331 Deep primer to balance absorbency in lightweight panels and to consolidate the surface of sandy or excessively soft mineral substrates.

481331A Deep Primer, water-dilutable
Water-dilutable.

20 m² Unit price EP …… Item price PP ……

481341 Z Full-surface application to walls and ceilings.

481341A Z Applying one coat of plaster to ceilings
Applying a single coat of skim coat to plastered ceiling surfaces, suitable for the substrate and the subsequent coating, including sanding. Single application of skim coat.

25 m² Unit price EP …… Item price PP ……

481341B Z Skimming 2x Plaster, Walls
Applying joint compound to plastered wall surfaces, suitable for the substrate and the subsequent coating, including sanding. Two coats of joint compound.

20 m2 Unit price EP …… Item price PP ……

481351 Reinforcing cracks up to 10 cm wide with fleece and sanding.

481351A Reinforce cracks with fleece

12 m Unit price EP …… Item price PP ……

4834 Interior coating with emulsion paint
On walls and ceilings.

483402 Interior coating with emulsion paint, in accordance with ÖNORM EN 13300.
- Wet abrasion resistance Class 2 (NAK)

483402A Emulsion Coating NAK 2
Primer and topcoat. Finish: matte
Color shade/color chart with color number: Standard RAL color, white to match existing finish

45 m² Unit price EP …… Item price PP ……

Coatings / Painting Work	**Beschichtungen / Malerarbeiten**	**TOTAL EUR**
EUR Subtotal excl. VAT	**Zwischensumme ohne UST**	

50 Adhesive work for floor and wall coverings

Version 022 (2021-12)

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

1. Technical Documentation:
Upon request by the client, documentation specifying the exact designation of the offered covering material (manufacturer, type, roll width/tile size, collection) as well as its technical properties shall be provided.

2. Test Report:
Upon request by the client, test reports from a testing, inspection, and certification body regarding the flooring shall be submitted.

3. Installation:
All flooring will be fully adhered. For installations suitable for chair casters and/or underfloor heating, skimming—including a primer coat—will be billed as a separate item. Installation on steps will be billed as a separate item.

4. Waste:
Waste is factored into the unit prices.

5. Flooring Thicknesses:
The specified flooring thicknesses are minimum thicknesses.

6. Uphill installations:
Wall-to-floor transitions where the flooring is raised to meet the wall are included in the flooring area. Any additional costs associated with these transitions are billed as separate charge items.

7. Color, Design:
If no color and/or design is specified, the client may select the color and/or design of the flooring, baseboards, and any joints or moldings from the flooring or molding manufacturer's collection.

8. Fire Behavior, Smoke Emission:
The floor coverings are classified as flame-retardant, and smoke emission is low.

5011 Preparing the Subfloor

Removing Floor Coverings:
Floor coverings are removed regardless of the size of the individual areas. Any additional difficulty involved in removing floor coverings from treads and risers will be billed as additional charges.

Breaking, scraping, removing—detaching, dismantling:
For the purposes of this document, the term "disposal" refers to the loading, removal, recycling, landfilling, or disposal of construction debris.
The terms "removal," "dismantling," and similar expressions refer to the careful removal or dismantling for the purpose of reuse. The unit price also includes the cost of careful storage on the construction site, as agreed upon with the client.

Regulatory Requirements:
The contractor shall investigate the regulatory requirements regarding the use of containers (waste disposal logistics) prior to submitting a bid and shall factor the associated costs into the unit prices.

Billing:
Demolition, removal, extraction, dismantling, and similar work are always billed in a solid, undisturbed state (the dimensions of the structural elements prior to their demolition). The unit price for items involving demolition, removal, dismantling, disassembly, and similar work includes the separation and transportation of construction debris to the loading point, including the possible establishment of a temporary storage area on the construction site at the contractor's discretion.
If items involving demolition, removal, dismantling, disassembly, and similar work specify billable items for disposal, the assumptions set forth therein regarding the quantities of various construction debris generated shall be deemed agreed upon for billing purposes, regardless of any shortfalls or surpluses in quantity or the actual type of material.

501120 Prepare concrete substrate, including disposal of resulting waste materials.

501120A Grinding concrete subfloor

18 m² Unit price EP …… Item price PP ……

501122 Sealing cracks in existing screeds using a bond-type method, including disposal of resulting waste materials. Billing is based on the length of the cracks.

501122A Anchoring screed cracks
By anchoring; drill holes with a diameter of at least 25 mm, at least 4 per meter, filled with two-component synthetic resin.

5 m Unit price EP …… Item price PP ……

501124 Leveling of unevenness in the screed substrate using a leveling compound, including a primer coat, regardless of the size of the individual areas. The scope of work is determined with the client prior to commencement using a 4-meter-long straightedge. Billing is based on the total of the individual areas treated.

501124A Leveling screed by 2–5 mm
For unevenness with a deviation of more than 2 to 5 mm.

18 m² Unit price EP …… Item price PP ……

501124B Screed leveling >5–10 mm
For unevenness with a peak-to-trough measurement of 5 to 10 mm.

18 m² Unit price EP …… Item price PP ……

501124C Screed leveled with a squeegee, 10–15
Leveling with a thin screed in a single pass using a squeegee, for unevenness with a deviation of more than 10 to 15 mm.
6 m² Unit price EP …… Item price PP ……

5013 PVC and Linoleum Floor Coverings

The items have been classified according to ÖNORM prEN 685.

501305 Homogeneous PVC flooring

501305F Homogeneous PVC sheet, 2.5 mm, Class 34, r.
In rolls, 2.5 mm thick, Class 34, suitable for chair casters (r.). Addition for the gym in the bathroom demolition area.

18 m² Unit price EP …… Item price PP ……

501305P EV Homogeneous PVC sheet, 2.5 mm, Class 34, r m²
In sheets, 2.5 mm thick, Class 34, suitable for chair casters (r.).

18 m² Unit price EP …… Item price PP *********

5020 Baseboards and trim
Inner and outer corners: The cost of forming inner and outer corners is included in the unit prices for baseboards.

502001 Soft PVC baseboards with a short flange for placement on top of the flooring, glued to the wall, in standard colors of the client's choice

502001B Z Soft PVC baseboard, 70 mm
70 mm high. Made from leftover material from the PVC flooring in the previous item.

10 m Unit price EP …… Item price PP ……

Installation of Floor and Wall Coverings	Klebearbeiten für Boden- und Wandbeläge	TOTAL EUR
EUR Subtotal excl. VAT	Zwischensumme ohne UST	

BUILDING SERVICE SPECIFICATIONS - ELECTRICAL INSTALLATION

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: narrow beam (narrow), wide beam (wide)
• Housing dimensions: width x length (in mm)

1136 Surface-Mounted Lights

1. Scope of work/services included:
Surface-mounted luminaires for direct or suspended installation on load-bearing ceilings, for direct installation on load-bearing walls, or for mounting on support systems, installed and connected.
1.1 Minimum technical criteria: The luminaire's luminous efficacy is at least **100 lm/W.**
-5 mm, length +/-100 mm.

113623 Z LED Surface-Mounted Light, Flat, **Rectangular** Housing with **a width of 30 mm** and a maximum tolerance of +/-5 mm for width and +/-100 mm for length.
The item code specifies the length of the housing (in mm).

113623A Z LED Surface-Mounted Light 30x1800, 4500–5000 lm, opal, UGR 25, 4000 K, dimmable
Delivery and installation of the lights.
Example model: PHILIPS SmartForm LED BCS 460 surface-mounted fixture with OLC micro-lens optics in a polycarbonate cover (MLO-PC), white—or equivalent brand.

Example photo:

Versions

SmartForm LED BCS460 surface-mounted luminaire with OLC micro-lens optic in polycarbonate cover (MLO-PC)

Selected brand/model: ……..

6 units Unit price EP …… Item price PP ……

113623B Z Removal and reinstallation of ceiling lights
Removal and reinstallation of escape route orientation lights and emergency lights

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

113623C Z Cable duct, width 50 mm, and wiring
Delivery and installation of a flat ceiling cable duct, up to 50 mm wide, white, in 2 rows. Wiring of new and reinstalled fixtures to match existing fixtures, and connection to the existing electrical system.

20m Unit price EP …… Item price PP ……

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

82 Time-based Services

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

1. General:
This sub-service group covers only attached discretionary services in accordance with ÖNORM B 2110. On-site 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 new unit prices may be negotiated in the event of changes in quantities do not apply to discretionary services.
3. Employment Categories:
The employment categories 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

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

8202B Z Hourly rate for unskilled workers

15 hours Unit price EP …… Item price PP ……

8202C Z Directed Work Hour for Apprentices

15 hours Unit price EP …… Item price PP ……

Time-based Services	Regiearbeiten	TOTAL EUR
EUR Subtotal excl. VAT	Zwischensumme ohne UST	

****END OF STATEMENT OF WORK****

SUMMARY	ZUSAMMENFASSUNG	SUM EUR
Construction site overhead costs	Baustellengemeinkosten	
Demolition Work	Abbrucharbeiten	
Construction Site Cleaning	Baureinigung	
Coatings / Painting Work	Beschichtungen / Malerarbeiten	
Installation of Floor and Wall Coverings	Klebearbeiten für Boden- und Wandbeläge	
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	

Design principles & Attachments

- Att.1_Marines_GYM_DD100