

Project: "Renovation Works at the Unaccompanied Minors Shelter"

Location: 11 Irodou Attikou Street, Chalandri

TECHNICAL DESCRIPTION

This project involves renovation works in the building at 11 Irodou Attikou Street, Chalandri, which consists of a basement, ground floor, first floor. The works aim to ensure the smooth and safe operation of the building. The required tasks focus on facilitating the living conditions of the residents and the overall functioning of the facility, with particular emphasis on safety.

All works will be carried out in accordance with applicable regulations and standards, and all necessary health and safety measures will be maintained during the works for both workers and visitors, as well as local residents. Every effort will be made to minimize disturbances.

The following describes the works by floor as well as tasks that concern the entire building.

A. WORK BY FLOOR

A1. BASEMENT

The basement bathroom will be converted into an accessible bathroom with all necessary equipment. A new plumbing installation (supply and drainage) will be completed for the sink and toilet in the locations specified by the supervisor. An accessible toilet for people with disabilities as also a sink will be installed, along with grab bars and a folding shower seat. The bathroom floor will be tiled with ceramic tiles, as described in the BoQ. The existing door will be adjusted to open in the opposite direction, and an internal grab bar and external lock handle will be installed.

A2. GROUND FLOOR

Solar lights will be installed along both sides of the entrance pathway in the yard.

The existing railings on the Ground Floor veranda will be repaired where indicated, and new railings will be installed in missing sections. The Ground Floor veranda railings and staircase railings will receive two coats of anti-corrosive paint and two coats of matching color paint after proper surface treatment.

A3. FIRST FLOOR

The existing wooden flooring will be removed, properly stored, and returned to the owner. In its place, wood-effect tiles, as specified in the BoQ, will be installed. Prior to tile installation, the surface will be thoroughly cleaned (glue removal, loose materials, etc.), local repairs will be made as needed, and self-leveling compound will be applied if required to correct unevenness.

B. GENERAL WORKS

B1. Electrical Work

All visible wiring throughout the building's interior spaces will be organized, routed, and covered in electrician's channels. Similar work will be done on the building's side facade. Channels and conduits will be painted to match wall surfaces as needed (e.g., channels on the side facade). Additionally, 20 outlets and switches, as indicated by the supervisor, will be replaced.

B2. Staircase

The internal staircase support will be reinforced at the Ground Floor and Basement levels according to the detailed specifications in the BoQ. Baseboard or trim will be installed where the staircase meets the wall. High-quality Swedish wood (free of knots or cracks) will be used, planed and coated with two coats of wood varnish.

B3. Carpentry

Broken glass panes in various doors and windows will be replaced.

B4. Paints

Paints will be carried out on all floors on surfaces designated by the supervisor (e.g., staircase, Basement hallway, localized touch-ups, etc.), in quantities specified in the BoQ. Paints will match existing colors, and all necessary surface preparation will be done to ensure a flawless finish. The supervisor reserves the right to modify colors on specific surfaces.

B5. Miscellaneous Construction Work

Approximately 30 Roman-style ceramic tiles on the roof of the back area (parking) will be removed and replaced.

B6. Building Handover

The building will be delivered ready for use. Debris, leftover materials, etc., will be removed at the contractor's responsibility to appropriate disposal sites for such materials. Damages that may occur during the works must be restored by the contractor. All necessary safety measures are solely the contractor's responsibility. Given that the works will be carried out during the facility's operating hours, the contractor is solely responsible for the security of materials and tools. At the end of the working day, the facility will be handed over clean and ready to operate. Special care must be taken to secure tools and materials that may be hazardous to untrained individuals.

It is the contractor's obligation to inform the supervisor of the commencement and progress of all types of works, as well as to promptly inform them of any difficulties or problems that arise during the process. The materials to be used, as per the BOQ, are subject to the supervisor's approval, and their proper functioning and quality are the contractor's responsibility. The estimated completion time for the works is 20-25 work days, and the contractor must submit a work schedule and timeline to the supervisor.

It is the contractor's obligation to coverage the employees' insurance (IKA)

The contractor is responsible for the removal of all waste and construction materials and their disposal in designated areas for construction materials. Should containers be used, the costs and the issuance of permits for container placement, etc., are the contractor's responsibility and obligations. The articles of work (BoQ), even if not specifically mentioned, are understood to mean complete completion of the referenced works and include the purchase, supply, transportation of all necessary materials, spare parts, etc., as well as any necessary work, even if not specifically mentioned. The referenced works (articles) are understood to be deliverable with quality construction, completed and fully functional.

The above works are described in detail in the BOQ accompanying this Technical Description.