

Project: "Renovation Works at the Unaccompanied Minors Shelter"

Location: 4 Kampani Street, Athens

TECHNICAL DESCRIPTION

This project involves renovation works in the building at Kampani 4 street, Athens, which consists of a basement, ground floor, first floor, second floor, and penthouse. 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. WORKS BY FLOOR

A1. GROUND FLOOR

In the accessible bathroom (bathroom for the disabled residents), the existing door will have its opening direction changed, and an internal opening bar will be installed along with an external handle and lock. A folding shower seat, for disabled people, will be installed along with the necessary grab bars. The existing shower (floor and surrounding wall of 7cm height) will be removed and the flooring in this area will be restored. A new mixing shower faucet will be installed at a height specified by the supervisor. The existing grab bar and toilet lid will be secured. Two double hooks will be installed in designated positions. Additionally, the replacement and installation of two new floor drains (for the shower and bathroom) is planned. New floor tiles will be installed locally in the shower area.

In the bathroom on the ground floor, a new sink valve will be installed. The door of the bathroom will be repaired, and any rotted sections will be removed and replaced. In the corridor leading to the rooms, a false ceiling made of mineral fiber will be constructed at a distance of approximately 0.50m from the ceiling to cover visible wiring. The lighting fixture, emergency light, and smoke detector will be reinstalled. In rooms D1 and D2, the broken window panes will be replaced. An internal door will have a door strip (0.90) installed.

A2. FIRST FLOOR

The internal doors of rooms D3 and D4 and their frames will be repaired. In the corridor leading to the rooms, a false ceiling made of mineral fiber will be constructed at a distance of approximately 0.50m from the ceiling to cover visible wiring. The lighting fixture, emergency light, and smoke detector will be reinstalled. In the living room, the section of drywall that has been removed will be repaired. In place of the current storage room, a shower will be constructed. The area will be tiled with floor and wall tiles, and a shower column along with a "shell" type sink with a mixing faucet, mirror, towel rack, one double hook, and soap dish will be installed. A low water retention wall will be built, and two drains (for the floor and shower) will be installed. A new plumbing installation will be carried out. The gas pipes on the first floor will be covered with special channels.

A3. SECOND FLOOR

The two existing handrails will be installed on the staircase between the first and second floor. The skirting board that has detached in the bathroom will be reinstalled. In the corridor of the second floor, a false beam of 3.25m, 50x50 will be constructed to cover the ceiling pipes and wiring. In room D8, the sections of mineral fiber that have been removed will be replaced.

B. GENERAL WORKS

B1. Carpentry

A functional check will be performed, and necessary adjustments will be made to all internal doors. Locks and handles will be replaced on doors as indicated by the supervisor.

B2. Paints

Damages to the internal doors will be repaired and painted with two coats of plastic paint, chosen by the supervisor, after appropriate preparation. Selected areas of the walls and ceilings in various floors will be painted as indicated by the supervisor.

B3. Plumbing Works

The floor drains in all showers and bathrooms will be replaced, and a check for leaks in existing installations will be conducted.

B4. Electrical Works

Two electrical outlets will be removed, and new ones will be installed in the same position or within less than a meter from the current location. All visible wiring in all interior spaces of all floors will be covered with electrical conduits. Similarly, visible wiring on the exterior of the building will be addressed.

B5. 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 15 working 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.