

Save poor Children in Asia Organization  
2139 Phnom Boeng Chhouk  
Sangkat Kilomet No.6, Khan Russey  
Phnom Penh  
Kingdom of Cambodia



## Construction Contract - Education and Community Center, Pnea Pon

### Description/Scope of Work

Construction of a Education and Community Center in Pnea Pon, Cambodia



### **Time for completion of work**

The work has to be completed within the milestone periods from the date of issue of work order.  
(see attached page)

### **Details about the Site**

Pnea Pon is a village in the Sen Sok Community, 25km outside of Phnom Penh.

### **Payment Conditions**

See page Payment-Schedule. The full completion of a milestone is a condition for payment.  
The payment will be made after measurement of work on its completion by S.C.A.O.

### **Contract Content**

Milestone 1-3:

Complete construction of the groundfloor, bricks, ceiling, plastering, piling of 1<sup>st</sup> floor, roof construction including roofing tiles, water harvesting system, floor tiles, bathroom equipment, subtic tank, painting, water-tanks on the top of the bathrooms, cleaning, water and electric installations.

Milestone 4: (Can be confirmed at any time)

Construction of the 1<sup>st</sup>, bricks, ceiling, plastering, floor tiles, bathroom equipment, painting, cleaning, water and electric installations.

All labour and materials costs are included in the contract.

No price escalation will be allowed by S.C.A.O. at any time for whatsoever the reason.

The price include all Taxes, duties and all other levies applicable i.e. sales Tax, Income Tax, Custom duty, Contract Tax, Entry Tax, Service Tax etc. No extra cost will be entertained on account of any Taxes and duties.

### **Risk Purchase**

In the event of failure to fulfill the contract terms and execution of work as per letter of contract/work order the S.C.A.O. reserves the right to make the contractual obligation carried out by alternative arrangements and S.C.A.O. shall recover from the contractor any additional cost involve therein. (Included is the guarantee for the constructener´s land).

### **Other Terms & Conditions**

All the materials, labours, tools, & implements required for above said work should be supplied by contractor.

The contractor should execute the work strictly in accordance with the specification & work order.

In case the material or work is not up to the specification, the management reserves the right to terminate the contract or deduct the cost thereof.

If any work either in temporary or permanent nature are necessary to complete the work in all respect, but not mentioned in the tender shall have to be done without extra cost.

All workers must wear protective helmets and work according to safety standards.

The construction place has always to be held tidy, secure and safe.

## Construction details

### 01. Materials

- All materials should be used in the best quality. All materials costs are included.

### 02. Electric installations

- Electric installations should be concealed (Under the plaster [Cement]).
- Installations include Switches, Sockets (Min. 3 in a room), Lamps (Design can be chosen by S.C.A.O.), Light bulbs, Fans (Min. 2 Ceiling Fans in a room)
- All installation materials - as cables, wires, fastening materials, etc - included.

### 03. Water & Sanitary Installation

- In-room Installations should be concealed (Under the plaster [Cement]).
- Installations include Toilets with flush (Western style), Male urinal, Face mirrors, Sinks, Shower head
- 1 Seiling above the bathrooms for the watertanks
- 1 Subtec Tank outside for dirty Water connected to the bathrooms
- All installation materials - as pipes, fastening materials, etc - included.

### 04. Doors and Windows

- All Room doors are wooden doors (80cm×210cm)
- Toilet doors are plastic doors (80cm×210cm) - **DO NOT USE (70cm×170cm)**
- In every room are min. 2 windows 180cmx120cm and 2 window 90cmx120xm (2 at each side)
- All Windos are wooden windows with Aluminium Security Grill

### 05. Tiles

- 60cm×60cm Floor tiles for the rooms and balkony (Design can be chosen by S.C.A.O.)
- 30cm×30cm Floor and Wall tiles for the bathrooms (Design can be chosen by S.C.A.O.)
- All installation materials - as tiles, tile adhesive, grout, etc - included.

### 06. General Construction

- All beams, butresses and constructions have to be in high quality rebar/concrete construction
- Walls in the GF have to be as a 20cm brick installation, inner bathroom-walls as a 10cm brick installation
- Walls in the 1ST can be as a 10cm brick installation
- Ceilings have to be in high quality rebar/concrete construction
- All installation materials - as cement, sand, bricks, rebar, steel, wire, etc - included.

### 07. Roof & Rainwater harvesting

- Roof tiles are from Terracotta
- Roof construction is included
- Rain gutters and downspouts included
- Watertank outside the building for Rainwater included

**08. Stairs**

- 1 rebar/concrete staircase (Main Stairway) - Please note the dimensions of the steps for children
- 1 rebar/concrete staircase to 1st floor (Fire Exit)

**09. Painting**

- In Site painting Color (U-90) - Colors can be chosen by S.C.A.O.
- Out Site painting Color (U-90) - Colors can be chosen by S.C.A.O.

**10. Cleaning**

- The construction place has always to be held tidy, secure and safe.
- At each Milestone the construction place has to be cleaned inside and outside!

**Total Price of construction**

The total sum of Milestones 1-3 is

**\$ 72,120.00**

The total sum of Milestone 4 (if it is confirmed by S.C.A.O.) is

**\$ 13,000.00**

**Agreed and accepted**

Date:

.....  
Contractor

.....  
Customer (S.C.A.O.)