

Attachment F-Red River Apts. Kitchen Cabinet Renovation 2017

4.0 SCOPE OF WORK WITH SPECIFICATIONS

Prep.

1. Construct barricades for work area to protect pedestrian traffic. This may be done using caution tape with structural supports. Vehicle traffic areas must be barricaded with structural barricades.
2. Contractor shall furnish and use floor protection for all areas that are being used by contractor during this project.

Demo.

1. Remove all upper and lower kitchen cabinets along with counter tops in 8 apartments of Red River Apts. This will include careful removal of overhead exhaust fan (vent hood) sinks, faucets and any plumbing under counter that supplies water to the sink and also the traps and drain inside the cabinets. Remove kitchen range. These items will be reinstalled in the new cabinets.

Construction

1. This RFP is for a total of eight apartments that are in Red River "G" building.
2. The plumbing of the existing washing machine box shall be retro-fitted for supply and drain lines for new water heater in new cabinet making sure the drain and supply lines are working properly. This plumbing is in a CMU wall and must be exposed in order for contractor to retrofit existing clothes washer plumbing for new water heater. There shall be a valve for the cold and the hot water piping. This location will be behind the new pantry cabinet. **Contractor is advised to view this area on campus during pre-proposal meeting as well as field-verify dimensions.**
3. Supply electrical for water heater using existing wiring for clothes dryer receptacle. There will be no clothes dryer in these apts. Use J boxes, connectors, and wiring conforming to City of Waco standards.
4. Furnish and install new "Diamond Prelude" cabinets, style "Karwin Maple Square", (all plywood and no MDF) and dimensions and installation as per **Exhibit G**. These cabinets to have pre-formed laminate countertops with end splashes and laminate end pieces to match countertop color and style. Contractor will provide samples of countertop for Project Manager Mike Ratliff to choose from. Diamond prelude cabinets are found at Lowe's Home Center. **CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM THE CABINETS SPECIFIED SHALL FIT THESE APARTMENTS.**
5. **Contractor to remove cabinet style between large and small doors on pantry cabinet because water heater is too tall to fit inside cabinet. Contractor to re-install this style with anchoring and screws that can be removed later if needed for maintenance.**
6. Install sink, faucet, traps and supply lines that were removed earlier. If traps and or supply lines and connections are found faulty then the contractor shall furnish and install new ones at no expense to TSTC. Position kitchen range into place. Reinstall exhaust fan and connect electrical.

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Install new electric water heater that will be furnished by TSTC. Contractor shall furnish and install electrical and plumbing connections. This water heater must set in the parameters of the new pantry cabinet.

7. Furnish and install matching ¼" panels under all cabinets at toe-kick to match existing style and color.
8. After the cabinets are set there may be VCT that will need to be installed because of the dimensions of existing cabinets to floor. Contractor to install this VCT in areas where needed and TSTC will supply the VCT (Contractor to supply the mastic).
9. All plumbing and electrical to be installed per City of Waco code and regulations.
10. This proposal is for a total of eight apartments. The building will be vacant and contractor will be able to work all 8 apartments at one time. **This project will be started on or before May 16th, 2017 and is to be completed (Final Completion) on or before July 6th, 2017.**

General Notes:

1. Working hours for this project are from 7:30 AM to 6:00 PM Central Standard Time.
2. Contractor shall repair any damage caused by contractor and any of contractor's subs.
3. Contractor employees shall wear photo I.Ds during the duration of this project.
4. All debris removal and cost of disposal shall be the responsibility of the contractor. All debris removal shall be off campus.
5. Contractor shall clean trash, debris, and sweep work area daily.
6. Contractor shall maintain a traffic barricade of caution tape installed approx. 42" above finished floor unless others are stated above.
7. No radios, MP3s, etc.
8. Proper work attire will be maintained by contractor's employees and sub-contractors.
9. If at any time there is a discrepancy with these notes then TSTC project manager will make final decision.

4.1 Plans and Specifications

Specifications:

1. "Diamond Prelude" cabinets, style "Karwin Maple Square
2. Burke rubber floor base to match existing
3. Drawings: Exhibits G

4.2 Warranty

Contractor shall issue a one year warranty to TSTC for all labor and material used during this project. This warranty will begin on date of final completion of project as signed off by TSTC Project manager.