

Red River Apts. Renovations 2015

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 covering 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.
2. A.D.A. restrooms- Remove the toilets, shower, and lavatory along with mirror. Remove interior drywall and some framing.

Construction

1. This RFP is for a total of eight apartments that are in Red River "F" building.
2. Six of the apartments are standard construction and two or to be retrofitted to A.D.A. standards and according to the drawings shown in Exhibits G, H, J, and M. The restrooms in these two apartments shall be retrofitted as well as according to Exhibit J.
3. The other six shall be have new kitchen cabinets as per Exhibits D, E, and F.
4. The retrofitted restrooms shall need two new doors with passage locks sets as well as two new doors and wider jambs for entry into both bedrooms that will use existing lock sets. These restrooms shall have grab rails that meet with A.D.A. specifications. The showers are to be simulated marble with faucet that has a slide bar as well. The toilet will need to be moved to fit the dimensions as shown in Exhibit "J". The lavatory will need to be relocated as well along with its mirror. **This will be greater detailed in the pre-bid walk through.** Contractor to tape, bed, and texture as well as paint to match existing. The A.D.A. restrooms shall have all interior drywall removed. They will also need to new vent/light fans installed. There will be extensive concrete removal for the retrofitted plumbing.
5. **The only time TSTC will furnish any materials when it is clearly defined in this Scope of Work.**
6. 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.**

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7. Supply electrical for water heater using existing wiring for clothes dryer receptacle. There will be no dryer in this apt. Use J boxes, connectors, and wiring conforming to City of Waco standards.
8. Furnish and install new "Diamond Prelude" cabinets, style "Lansing" with Hazel finish, upgrade 2 (all plywood and no MDF) and dimensions and installation as per Exhibit F-drawing A1, Exhibit G-drawing A2, and Exhibit H-drawing A3. 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 may be found at Lowe's Home Center. **Contractor may submit an alternate cabinet along with its specifications. If accepted by TSTC, the finish color must match the color of the Prelude cabinets.**
9. 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.
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.
10. Furnish and install rubber floor base under all cabinets at toe-kick to match existing style and color.
11. Contractor to install VCT at any areas around new cabinets that may have been left exposed without VCT flooring. TSTC to furnish the VCT only.
12. This proposal is for a total of eight apartments. The building will be vacant and contractor will be available to work all 8 apartments at one time. **This project will be started on or before May 11th, 2015 and is to be completed on or before August 1st, 2015. The sooner this project is completed will be all the better.**
13. **Contractor to field verify all dimensions.**
14. **TSTC supervisors shall inspect all plumbing and electrical on this project.**
They just pass their inspection. TSTC project manager shall inspect all structural and well as do the punch out.
15. Contact Project Manager Mike Ratliff @ 254-652-0064 with any questions about this proposal.

General Notes:

1. Working hours for this project are from 7:30 AM to 6:00 PM Central Standard Time.
2. Contractor employees shall wear photo I.Ds during the duration of this project.
3. Contractor to send background checks to TSTC Project Manager for approval of all personnel working on the campus.
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.

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4.1 Plans and Specifications

Specifications:

1. "Diamond Prelude" cabinets, style "Lansing" with Hazel finish, upgrade 2
2. Burke rubber floor base to match existing
3. Drawings: Exhibits F, G, H

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 completion of project as signed off by TSTC Project manager.