

## Red River Apts. Kitchen Cabinet Renovation 2013

### 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. The address for the two apts. will be issued to the contractor prior to project.

#### Construction

1. This RFP is for a total of eight apartments. This project will be done in two stages using four apartments per stage. There will be a one week down time between each stage.
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.**
3. 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.
4. 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 preformed 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.
5. 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.

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6. Furnish and install rubber floor base under all cabinets at toe-kick to match existing style and color.
7. This proposal is for a total of eight apartments. Again these eight apartments will be renovated in two stages, 4 apartments per stage with one week down time between each stage. This project will be completed on or before 45 calendar days after work has begun on first stage.
8. Contact Project Manager Mike Ratliff @ 254-652-0064 with any questions about this proposal.

### General Notes:

1. Project Completion Date: as set forth in section 3.9 of this RFP
2. Working hours for this project are from 7:30 AM to 6:00 PM Central Standard Time.
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

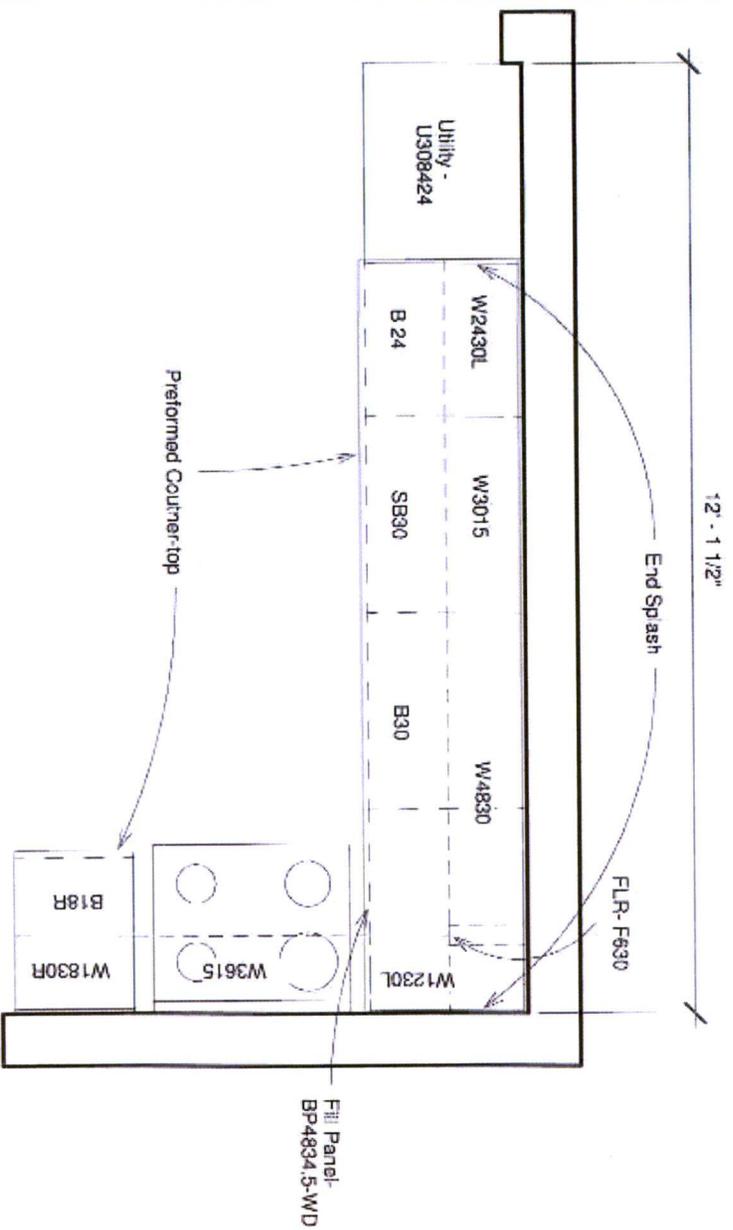
Specifications:

1. " Diamond Prelude" cabinets, style "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.

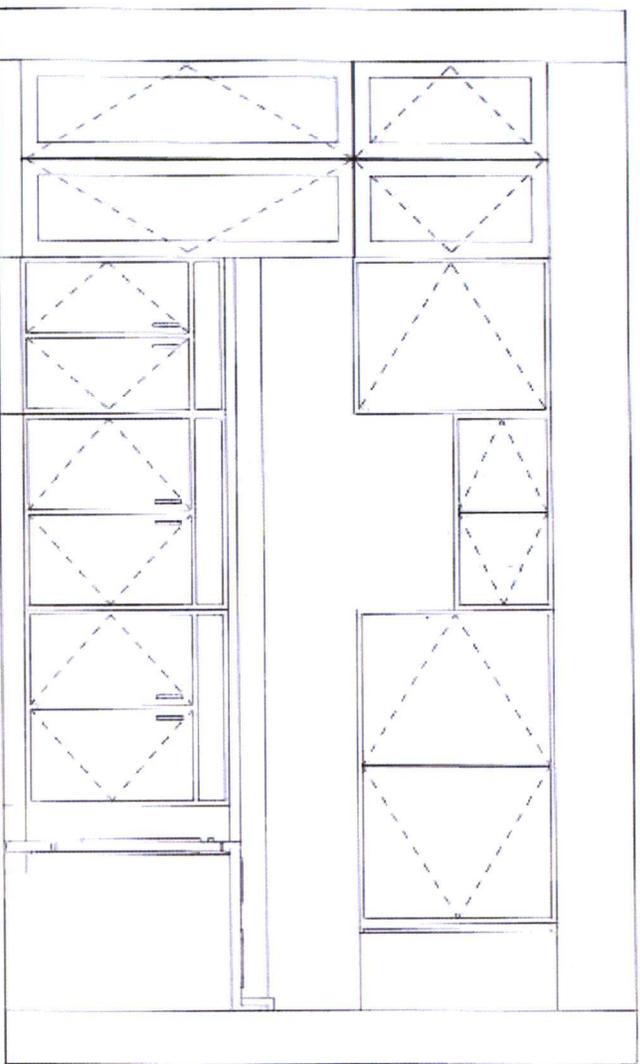
# EXHIBIT: F



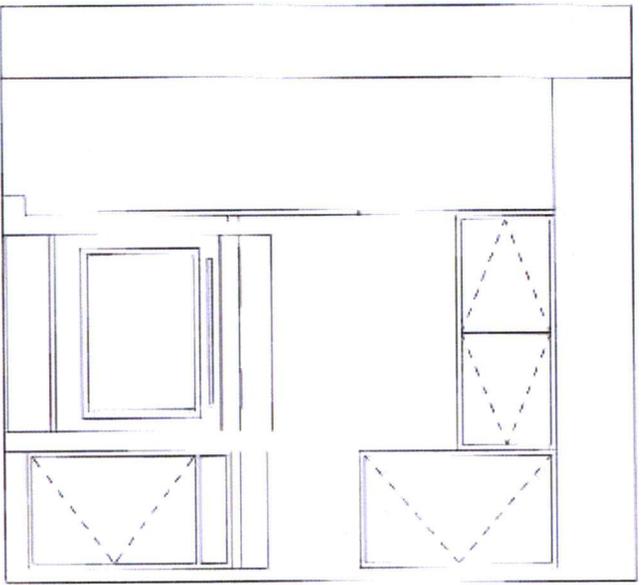
<b>COMPLETED</b>	
Project Name	Cab. Layout
Scale 1/2" = 1'-0"	A1

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# EXHIBIT: G



1 Elev. 1  
1/2" = 1'-0"



2 Elev. 2  
1/2" = 1'-0"

COMPLETED

Project Name

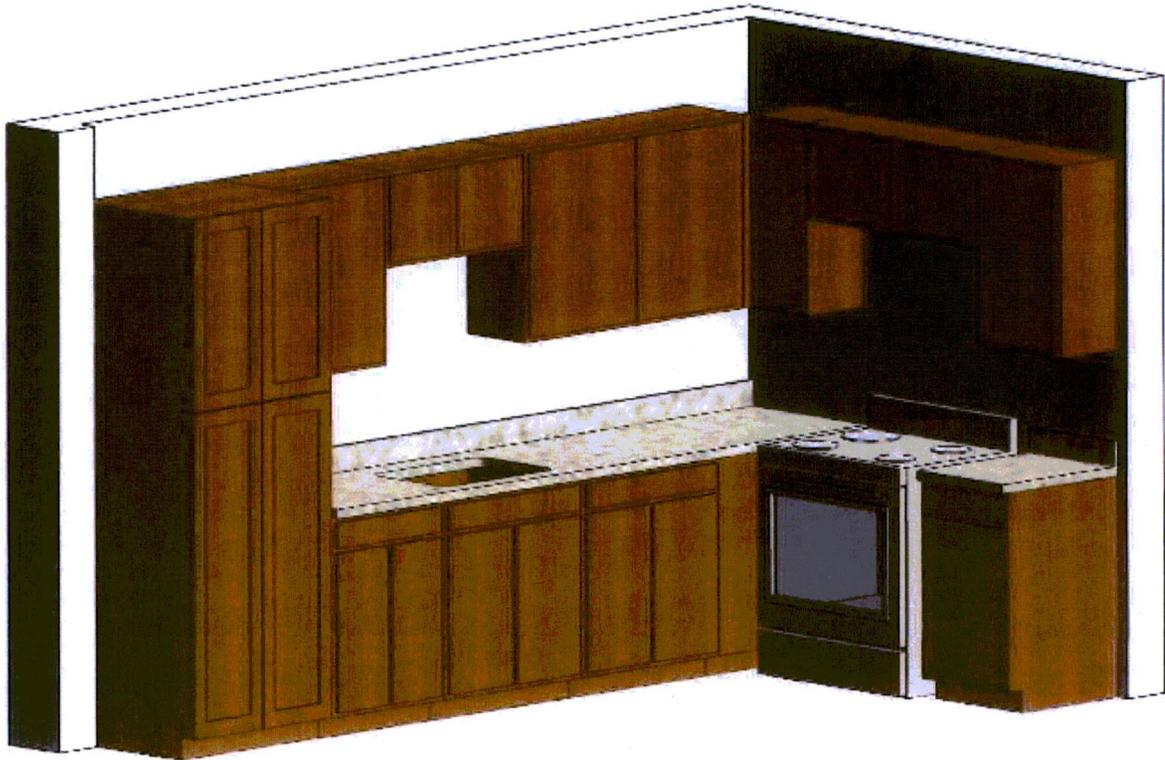
Elev. 1 & 2

A2

Scale 1/2" = 1'-0"

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# EXHIBIT: H



**COMPLETED**

Project Name

Perspicitive

A3

Scale

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