

SCOPE OF WORK
for
Springfield Apartments Complex — Phase II
Kitchen Cabinet/Countertop/Flooring Replacement

INTRODUCTION:

The Tallahassee Housing Authority is seeking the services of a qualified contractor to perform the services required to complete the Springfield Apartments — Kitchen Cabinet Replacement scope of work. The scope of work involves demolition and removal of the existing kitchen cabinets / counter tops and replacement with new cabinets and plastic laminate counter tops, Scope of work includes Kitchen appliance disconnection and moving (set aside for re-installation), electrical disconnection (exhaust hood), plumbing disconnection (sink and dishwasher), underlying damage inspection, repairs and touch up painting (if required), reinstallation of all components and clean up.

The apartment floor plans vary by the number of bedrooms in the unit and the Kitchens have a different configuration based on that variable. Pictures and conceptual layouts of the various kitchen units are included in Exhibits "A" and "B" (see attached).

Note: Pictures of an alternate layout in a 3-Bedroom Unit are included and should be used as the basis of design for that specific 3-Bedroom Unit. PHASE II of this consists of the following Unit mix:

- 1 -Bedroom Units — 8
- 2-Bedroom Units — 15
- 3-Bedroom Units — 12
- 4-Bedroom Units — 11
- 5-Bedroom Units — 4

Note: The Contractor should expect the Units to be occupied by Tenants at the time of Renovation. All care should be taken to minimize the impact on the residents and no Kitchen should remain un-useable for more than 24 hours.

DETAILED SCOPE OF WORK:

The work required to complete the Springfield Apartments Kitchen Cabinet Replacement is listed below to include but is not limited to the following:

TASK 1: Mobilization:

Contractor should provide a schedule to the Engineer detailing the Lead time requirements for measuring of the Units, order and delivery of the cabinets, fabrication of the counter tops and the demolition, repair (if required), re-installation, clean-up and turnover of the Units. Contractor will be limited to the kitchen renovation in (I) building at a time.

TASK 11: Pre-Renovation:

Contractor should visit the Unit, field measure the kitchen and create shop drawings of the kitchens to include upper and lower cabinet plans, elevations and overall room dimensions for use in ordering cabinets and countertops. Contractor needs to discuss timing for the renovation with the property manager and identify items that need to be removed / relocated by the tenant prior to demolition.

TASK 111: Lead Time Prep:

Contractor should Order / Receive all components necessary for the completion of the selected units prior to Demolition. Kitchen components should be verified as correct and complete with confirmation made to the Engineer / Property Manger so that final scheduling confirmation can be made with the Unit tenants. Cabinet demolition cannot be started prior to this Task being complete.

TASK IV: Demolition:

All Kitchen appliances should be moved and placed in a pre-arranged location out of the way of work to be completed. Plumbing and electrical connections are to be capped off / terminated safely to insure that no damage can result during the demolition / Replacement of the Kitchen components. Cabinet remove should be accomplished in such a way so as to avoid damaged to the adjoining surfaces including flooring and painted surfaces. All demoed components are to be removed from the Unit to a dumpster (provided by the Contractor) and disposed of properly off-site. The Engineer and Property Manager are to be made aware of any discovered underlying damages immediately upon discovery. Documentation such as pictures are required, Repairs are to be made per the unit pricing provided by the Contractor in the Bid,

TASK V: Installation:

Cabinet components are to be installed per the Specifications in the locations as per the shop drawings. Contract is to insure a true and close fit of all components. Counter top shall be fastened to the cabinets using concealed fasteners and side splashes added at adjoining walls. All edges adjoining wall surfaces are to caulked using a waterproof silicon sealer. Installation of the kitchen sink and range hood are to be made per Code

requirements and properly sealed to their adjoining components. All doors and drawers are to be installed complete and adjustments made as necessary to insure proper operation.

TASK VI: Cleanup:

Contractor shall clean all areas inside cabinets and drawers, caulked backsplashes and in the Unit's areas affected by the construction. Clean up any exterior areas where removed debris was kept. All kitchen cabinets removed/replaced shall be the responsibility of the contractor to properly dispose of,

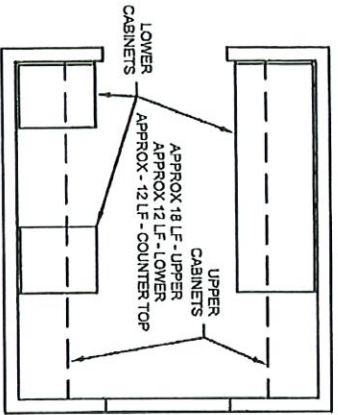
TASK VI: Inspections and Warranty:

Contractor is to provide a Warranty for the workmanship and material of the installed components for a period of two (2) years from the date of completion.

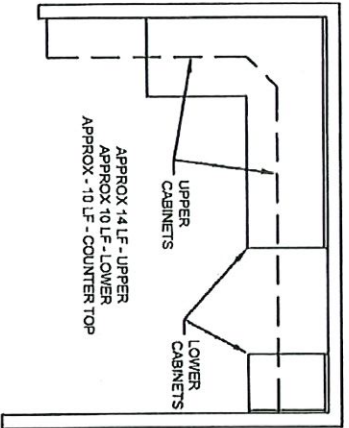
Note: Every effort has been made to include all the tasks within the scope of work listed below. However, it is very possible that certain tasks necessary for to complete the project may have been omitted from this written scope of work.

Additional details regarding Workmanship, Conduct, Protection, Touch-up, Products and Warranties are included in the Specifications.

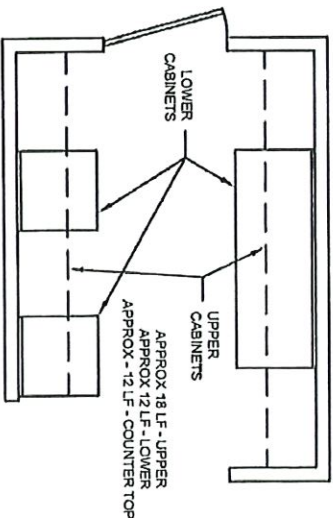
1-BEDROOM KITCHEN LAYOUT



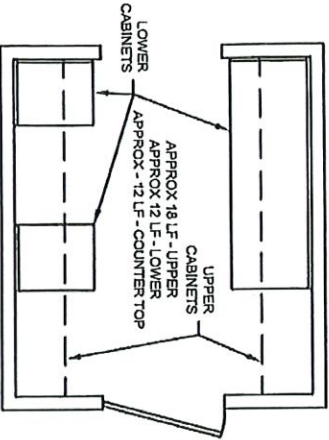
3-BEDROOM KITCHEN LAYOUT (LH)



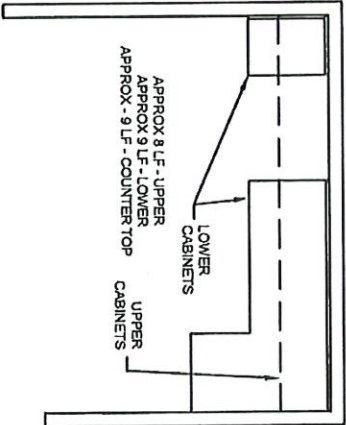
4-BEDROOM KITCHEN LAYOUT



2-BEDROOM KITCHEN LAYOUT



3-BEDROOM KITCHEN LAYOUT (RH)



5-BEDROOM KITCHEN LAYOUT

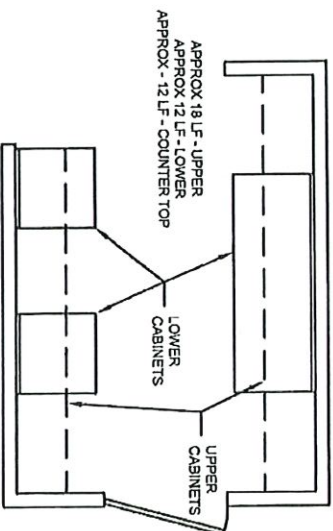


EXHIBIT "B"
KITCHEN LAYOUT SCHEMATICS

NOTE:
THIS IS AN UNSCALED REPRESENTATION
OF THE KITCHEN LAYOUTS AND IS FOR
ORIENTATION AND POSITIONAL
PURPOSES ONLY. THIS IS NOT FOR
DIMENSIONAL USES.

Prepared For: TALLAHASSEE HOUSING AUTHORITY
Project: KITCHEN LAYOUT SCHEMATICS
Springfield Apartments, Joe Lewis St
Tallahassee, Leon County, Florida

SPECTRA ENGINEERING & RESEARCH, INC.
CIVIL • ENVIRONMENTAL • PLANNING • LAND SURVEYING
1315 E. Lafayette St, Suite B Tallahassee, Florida 32301 (850)355-8834
FAX (850)342-2717

Scale: NTS
Sheet No.: 10P-1
Date: 11/22/17
Project: Springfield Apartments
Revision: 1

Drawn By: Charles
Party: Civil/Estee

Certificate of
Authorization No. 5898

Professional Seal

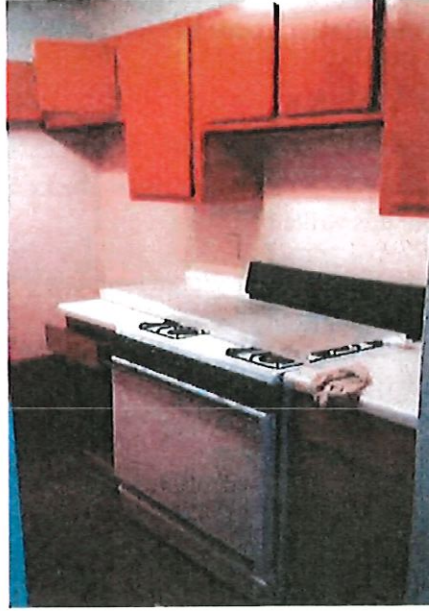
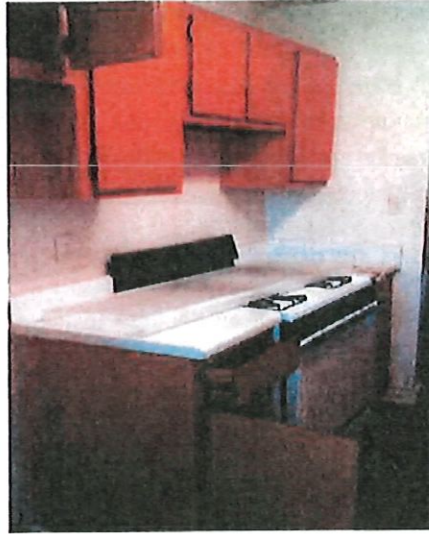
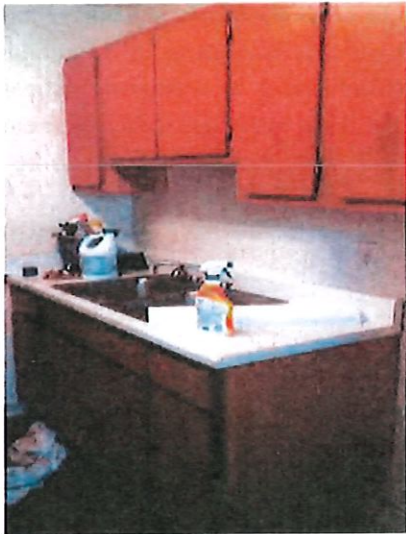
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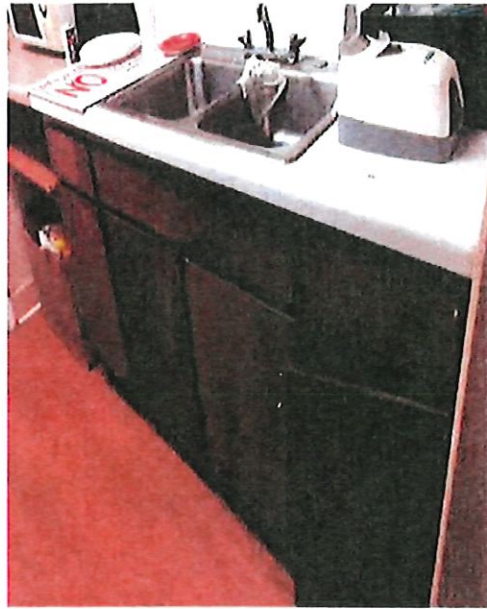
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EXHIBIT "A" PICTURES

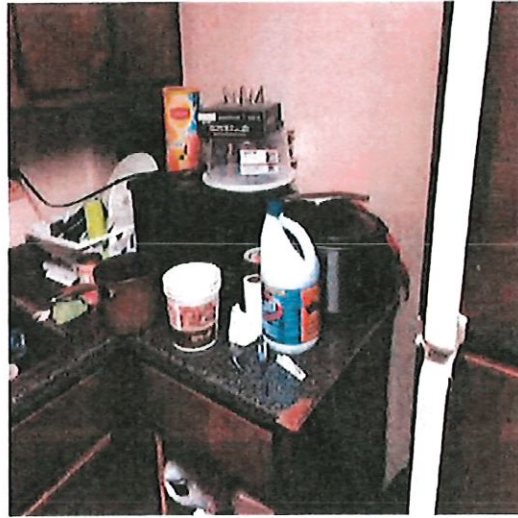
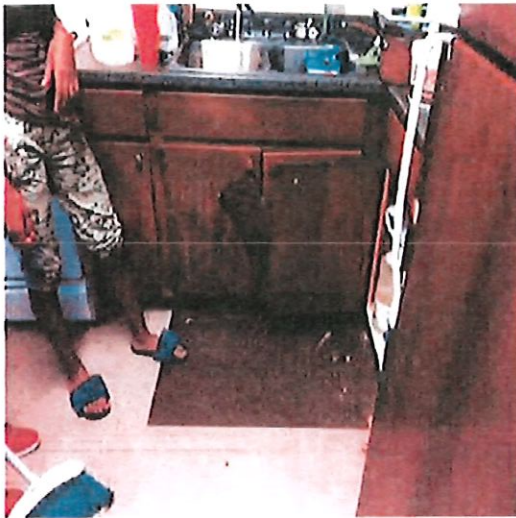
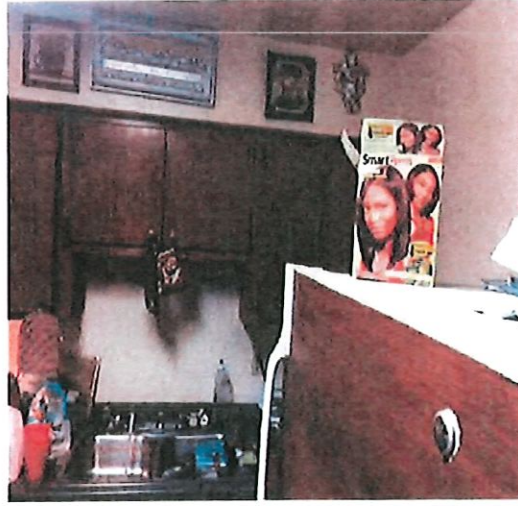
1-BEDROOM



2-BEDROOM



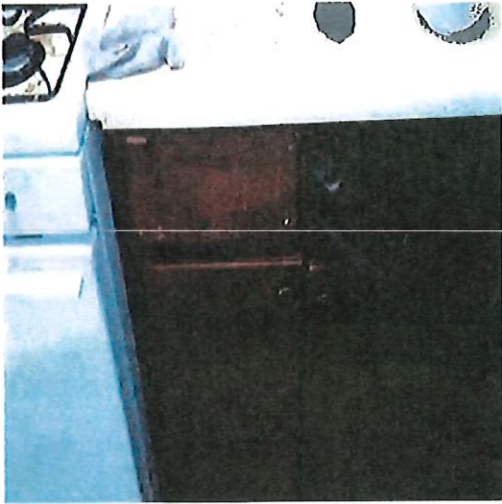
**3-BEDROOM
ORIGINAL CONFIGURATION
(RIGHT HAND ELL)**



**3-BEDROOM
ALTERNATE CONFIGURATION
(LEFT HAND ELL)**



4-BEDROOM



5-BEDROOM
(SIMILAR TO 4-BEDROOM UNIT)

