



SPECTRA ENGINEERING & RESEARCH, INC.

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SCOPE OF WORK

for

Springfield Apartments Complex – Phase I – Kitchen Cabinet 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 replacement of the Kitchen cabinetry is to be accomplished in four (4) phases with PHASE I being bid at this time.

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 I of this consists of the following Unit mix:

1-Bedroom Units – 18

2-Bedroom Units – 12

3-Bedroom Units – 18

4-Bedroom Units – 0

5-Bedroom Units – 0

Complex Offices – 1 - (2) 1-Bedroom apartments combined

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.

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Website: www.spectraenr.com • E-mail: spectra@spectraenr.com

All bidders are encouraged to visit the site of the project, walk the site, and familiarize themselves with the construction documents, specifications, site conditions and the project's scope of work as specified.

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 I: 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.

TASK II: 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 III: 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 and confirmation made to the Engineer / Property Manager 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 removal should be accomplished in such a way so as to avoid damage 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:

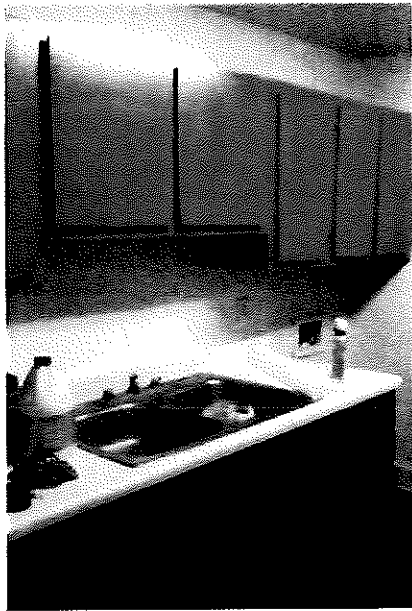
Contractor is to provide a Warranty for the workmanship and material of the installed components for a period of five (5) years from the date of completion.

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.

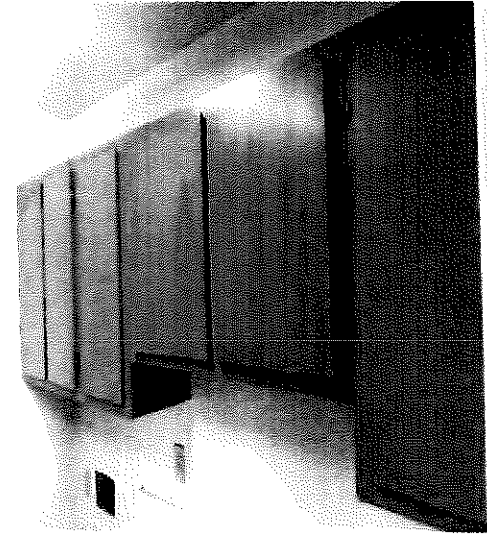
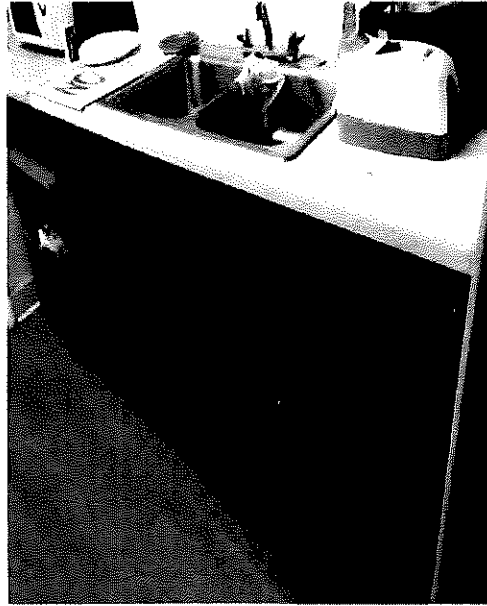
Additional details regarding Workmanship, Conduct, Protection, Touch-up, Products and Warranties are included in the Specifications.

EXHIBIT "A" PICTURES

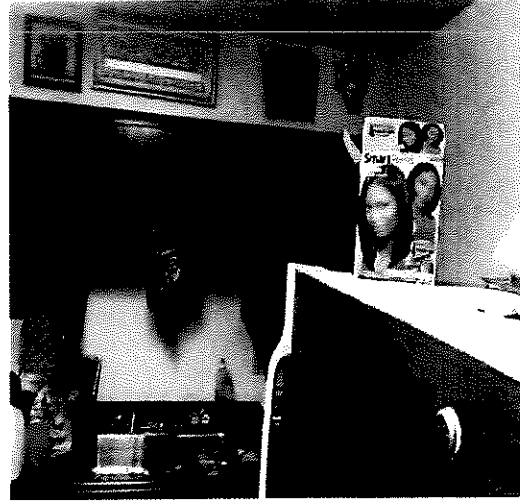
1-BEDROOM



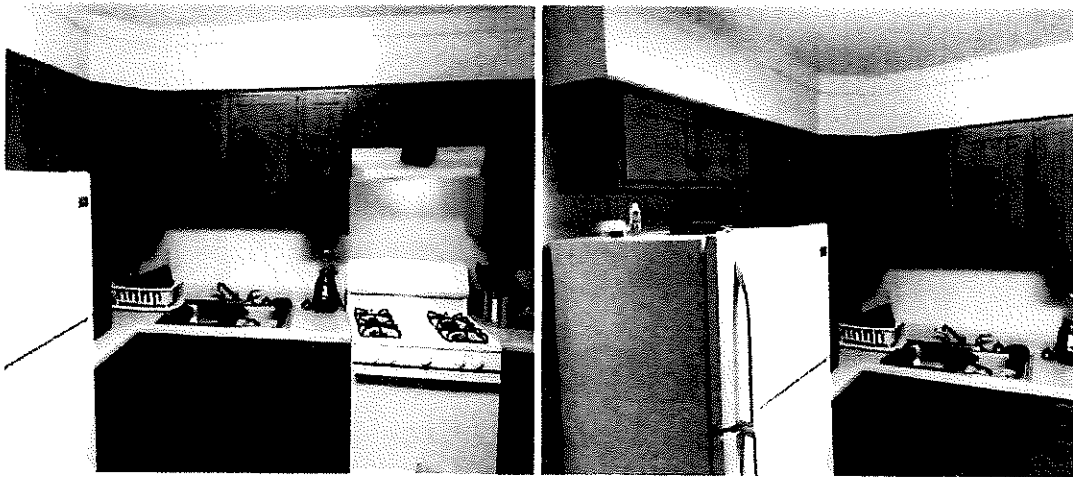
2-BEDROOM



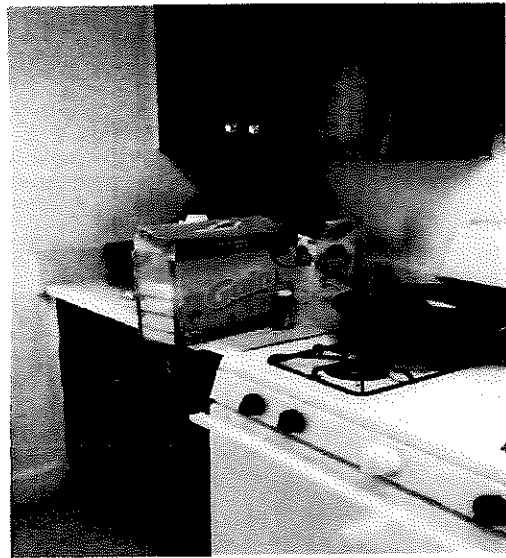
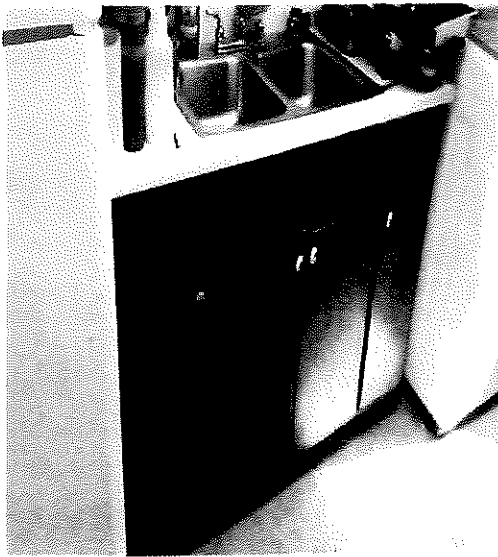
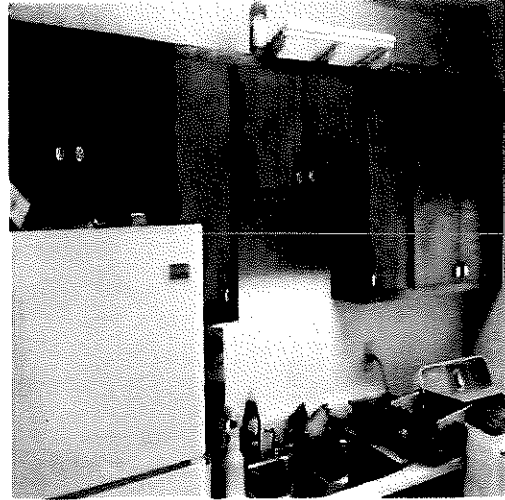
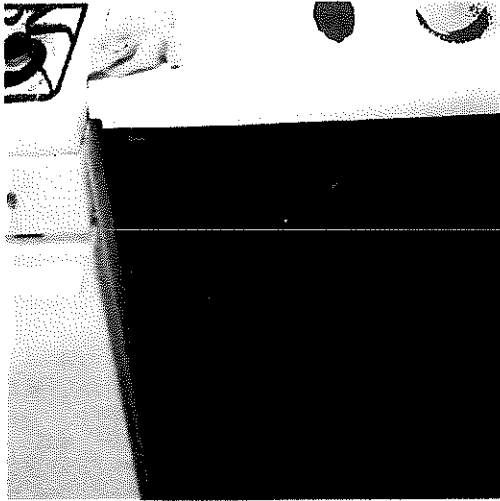
**3-BEDROOM
ORIGINAL CONFIGURATION
(RIGHT HAND ELL)**



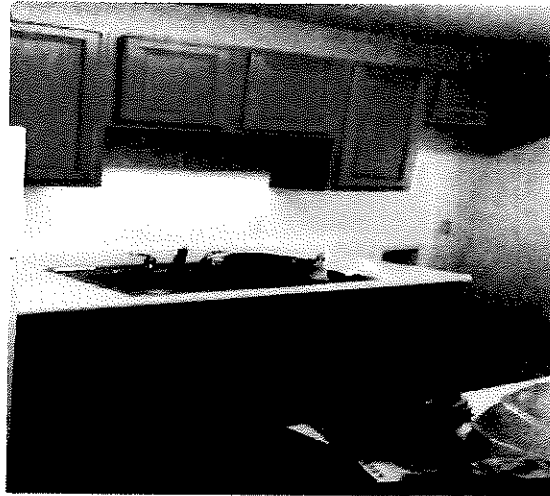
**3-BEDROOM
ALTERNATE CONFIGURATION
(LEFT HAND ELL)**



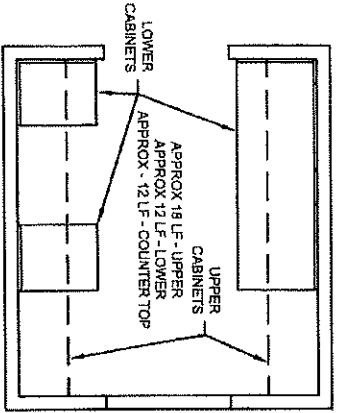
4-BEDROOM



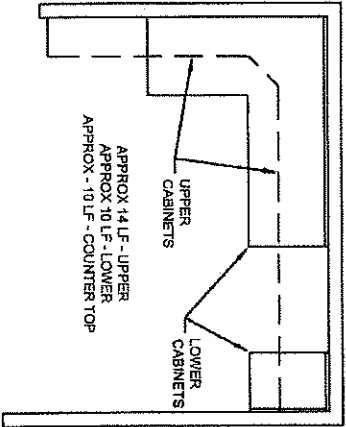
5-BEDROOM
(SIMILAR TO 4-BEDROOM UNIT)



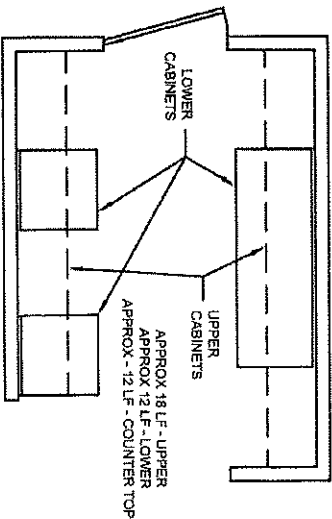
1-BEDROOM KITCHEN LAYOUT



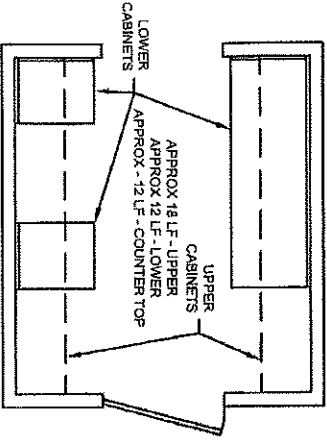
3-BEDROOM KITCHEN LAYOUT (LH)



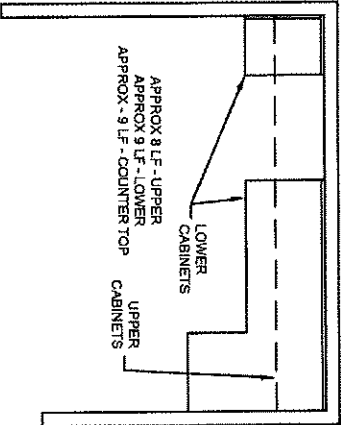
4-BEDROOM KITCHEN LAYOUT



2-BEDROOM KITCHEN LAYOUT



3-BEDROOM KITCHEN LAYOUT (RH)



5-BEDROOM KITCHEN LAYOUT

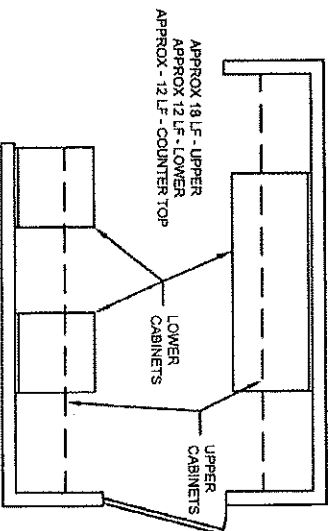



EXHIBIT 'B'
KITCHEN LAYOUT SCHEMATICS

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

Drawn By: Charles Party Chief, Eide	Prepared For: TALLAHASSEE HOUSING AUTHORITY
Project: KITCHEN LAYOUT SCHEMATICS Springfield Apartments, Joe Lewis St. Tallahassee, Leon County, Florida	Scale: NTS
 SPECTRA ENGINEERING & RESEARCH, INC. CIVIL, ENVIRONMENTAL PLANNING & LAND SURVEYING 1315 E. Lafayette St., Suite B Tallahassee, Florida 32301 (850)565-9834 FAX (850)942-2717	Date: 11/23/17 Sheet No.: 1 OF 1
Certificate of Authorization No. 5698 State of Florida Professional Engineer Robert L. Brown No. 5849	Date: 11/23/17 Sheet No.: 1 OF 1

**SPECIFICATIONS FOR KITCHEN CABINET REPLACEMENT
AND BID REQUIREMENTS**

**TALLAHASSEE HOUSING AUTHORITY
SPRINGFIELD APARTMENTS**

PART 2 - PRODUCTS

2.1 CONSTRUCTION TYPE.

The construction type shall be with solid hardwood material, HUD severe use kitchen cabinets are made to last. They meet the meticulous "Severe Use" specifications that guarantee long service life. These cabinets needs to be approved and certified by the Kitchen Cabinet Manufacturers Association. Produced to exceed the industry standards both for performance and construction, HUD Severe Use cabinetry is well-suited to public housing.

Basis for design is "KraftMaid". Substitutions will be considered upon submittal but are subject to the design criteria as follows:

- A) Cases shall be constructed of 3/4" plywood matching with face frame and doors.
- B) Wall cabinets shall have a nominal 3/4" thick (18 mm) x 3" high multiply hardwood plywood, running full cabinet length at the top and bottom for secure installation.
- C) Backs Panel shall be constructed of 1/4" inch thick plywood Dadoed into sides and that shall be securely glued and nailed or stapled strongly to ends and handrails matching with face frame and doors.
- D) All shelves are 3/4" plywood and adjustable with front edge hardwood bonded (base cabinets should have 18 inches depth shelves).
- E) Toe kicks shall be 2 inches deep minimum, 3-1/2 High removable treated solid pine treated wood stained to match the cabinet color.
- F) Face frames shall be 3/4" thick solid red oak wood, 2 inches wide stiles Mortised and tenons joints, or pocket screwed and glued.
- G) Hinges: Manufacturer's standard heavy duty with self-closing feature, face mount or semi-concealed type.
- H) Drawers. The front profile of the drawers should match the door's profile edge.
 - a) Drawer Parts: Glued and nailed or stapled together.
 - b) Mount Drawers on metal slide full extension rails with 34 kg (90 pound) loading capacity.
 - c) Cabinet Members or Guides: attached at rear to 19.1 mm (3/4 inch) solid lumber hanging rail or 12.7 mm (1/2 inch) solid lumber or plywood block which is attached to 19.1 mm (3/4 inch) solid lumber hanging rail by use of metal rear mount brackets or by continuous wraparound method.

2.1 NORMAL/ELDERLY/HUD SEVERE USE CABINETS

A. Cabinets: Standard size factory manufactured, assembled and finished for normal/elderly and severe use as scheduled. Comply with:

1. HUD Minimum Property Standards for Housing.
2. ANSI/KCMA A 161.1.(Kitchen Cabinet Manufacturers Association)

B. Cabinet Construction: Hardwood face frames and reveal overlay construction.

1. Base and Wall Cabinets: Same construction and same appearance.

C. Cabinet Materials:

1. Plywood: ANSI/HPMA HP and PS 1.
2. Pressure Treated Lumber: AWWA C2.
3. Cabinet Hardware:ANSJ/BHMA A156.9.
 - a. Cabinet Hardware: Finishing requirements of ANSI/BHMA A156, corrosion resisting.

D. Cabinet Finish: Comply with ANSI/KCMA A 161.1 finish test and performance requirements

1. Exposed Surfaces and Interior of Cabinet: factory finished consisting of stain, sealer and top coat, lightly sanded between application.
 - a) Sealer and Top Coats: Oven dried.

b) Stain color: Selected by Engineer from manufacturer's standard colors.

2. Toe Kick: Painted as specified by the design specifications.

3. Alternate Finish: High-pressure Decorative Laminates (HPDL) may be supplied in lieu of finish described above.

a) HPDL: Comply with NEMA LD 3, Type GP 28, and 0.7 mm (0.028 inch) thickness.

E. Fillers and Molding: Use scribe mold and fillers to assure accurate job fit.

1. Molding and Fillers: Outside comers, scribes, cove molding, and trim molding.

2. Fillers: Include comer case fillers, base fillers, and wall fillers.

3. Cove Molding: Hardwood.

4. Finish: Match cabinet finish.

F. Joint Sealant: Mildew resistant one-component silicone; FS TI-S-001543A

1. Class A; ASTM C920, Type S, Grade NS, Class 25, Uses NT, G, and A.

2. Color: As selected by Engineer from manufacturer's standard line.

G. Wall and Base Cabinets: Comply with requirements under Construction Type - General above. Construct to produce sturdy and rigid construction.

H. Countertops: 3/4" Plywood base with 1-1/2" overhang and bullnose edge.

1. Laminate: Tumbled Roca (taupe) or equivalent with Standard Fine Velvet Texture Finish.

I. Backsplashes: Minimum 100 mm (4 inches) high with cove beveled molding with Type A curved top and scribe edge.

a. Provide backsplashes at juncture of countertop with back and side walls.

b. Materials: High pressure plastic laminated to 19.1 mm (3/4 inch) thick exterior plywood.

c. Particleboard, flakeboard, fiberboard, or hardboard not allowed.

d. Plastic Laminate: NEMA LD 3, Type PF42, 1.1 mm (0.042 inch) thickness.

e. Colors, patterns, finishes as selected from manufacturer's standard offering.

f. Perimeter of Bottom of Countertops and Sink Cut-outs: Sealed with varnish.

PART 3 - EXECUTION

A. EXAMINATION

Site Verification of Conditions:

1. Existing Conditions: Examine spaces to verify that they are ready or demolition of the cabinetry and then to receive cabinets and counter-tops.
2. Verify grounds, blocking and supports for proper location and support of cabinets before beginning installation. Verify location of mechanical and electrical rough-ins to assure proper match with in- stalled equipment.
3. Survey each kitchen to verify dimensions for cabinets and countertops

B. PREPARATION

1. Protection: Protect adjacent elements from damage and disfiguration in accordance with Section 01120.
2. Remove and dispose of existing cabinets and countertops in accordance with Part 3 Section F

C. INSTALLATION

1. General: Deliver, uncrate, place in proper location and assemble cabinets and countertops in accordance with manufacturer's recommendations and approved Shop Drawings.
2. Cabinets: Set cabinets accurately in place, level, and plumb.
 - a) Maintain distance between bottom of wall cabinets and top of countertop between 380 and 455mm (15 and 18 inches).
 - b) Scribe and secure to floor and walls.
 - c) Provide connecting and attaching devices, closures, and trim members as required for complete installation.
 - d) Install items complete and adjust moving parts to operate smoothly.
 - e) Wall Cabinets: Hang from masonry walls or secure directly to wall studs.
 - f) Scribe and closely fit casework to adjacent work.
3. Countertops: Secure to casework and walls with concealed fasteners.

- a. Post-Formed Plastic Laminate Countertops: Miter inside corner joints.
 - b. Seal cut edge of plywood at sink opening with spar varnish.
 - c. Seal joints between countertops and walls with joint sealant.
4. Sinks and Trim: Provided and installed per Code requirements. Install Sink, kitchen faucet, water supply lines, p-trap and cut-off valves in accordance to manufacturer's instructions.
 5. Plastic Laminate Splash: Install on wall full width of range from top of range to bottom of range hood and under wall cabinets. Secure to wall with appropriate adhesive.
 6. Replace switch plates and/or plastic covers as needed.
 7. Install range hood in accordance to manufacturer's instructions.
 8. Install existing vent pipe in accordance to manufacturer's instructions.

D. DELIVERY, STORAGE AND HANDLING

1. Packing, Shipping, Handling and Uploading:
 - a. Do not deliver cabinets until building or storage area is enclosed and sufficiently dry to prevent damage from excessive changes in moisture content.

E. WARRANTY.

The Contractor hereby warrants that all cabinets and accessories manufactured and sold hereunder by the contractor are free from defects in material and workmanship for a period of five years from the date of installation. All claims for defective cabinets and accessories must be submitted to the Contractor in writing and must specify the defects present in the cabinets and accessories.

F. SAFETY AND CLEAN UP

Protect all of existing structure, shrubs, and tenant owned personal property during removal, taking caution to keep all entrances free of Hazards. Protect from weather at all times. All kitchen cabinets removed/replaced shall be the responsibility of the contractor to properly dispose of. Contractor shall clean all areas inside cabinets and drawers, caulked backsplashes and in the unit areas affected by the construction.