

CONTRACT #N40085-10B-0416
MACC # 10-0416
PROJECT # 10M021CN
MAXIMO# 4254251

TITLE: BUILDING 2601 “THE PULLER HOUSE” KITCHEN AND BATH RENOVATIONS

ATTACHMENTS:

SCOPE OF WORK:

The contractor shall provide all material, labor, equipment and supervision required to accomplish the following:

General Description

The responsibility of the contractor is to renovate the following items located in the kitchens and bathrooms of building 2601 to give the house an upgraded appearance. Building 2601 is a 3630 S.F. senior guest quarters known as the “Puller House” located at 2601 Seth Williams Blvd.



Detailed Requirements and Specifications

1.) Structural

a. 1st Floor Kitchen

i. Counter Tops

1. Remove the (2) existing counter tops and dispose of in the base landfill. The intent is to retain the existing cabinets for installation of new counter tops.
2. Install (2) solid granite counter tops. There is an island counter top and a cabinet counter top. The new island counter top shall be prepped to receive the installation of an under mount sink as listed below in the fixtures scope. The island counter top measures 27-1/2" x 64-1/2". The cabinet counter top measures 26" x 48". These measurements are approximate and shall be field verified prior to purchasing and installation for an exact fit.

ii. Fixtures

1. Remove all existing hardware from the kitchen cabinets. Extra care shall be taken to insure a correct finish when the new hardware is installed.
 2. Install new hardware onto the existing cabinets.
 3. Install new under counter mounted sink into the new island granite counter top. Reconnect the existing drain for a finish appearance. The sink shall be installed as per manufactures specifications.
 4. Install new goose neck faucet in the newly installed island granite counter top. Install per manufactures specifications.
- iii. Specifications
1. Kitchen Sink: Kitchen Sink: Manufacture: American Standard, Model: 7504.000, 18 Gauge Stainless Steel, Dual level, Under mount, Mounting clips, Sound deadening, Nominal Dimensions: -30 7/8 x 21 1/8 x 9 x 6 -(784 x 536 x 229 x 152), Right Bowl Sizes: -6" (150mm) wide -13-1/2" (344mm) front to back -4-3/4" (120mm) deep, Left Bowl Sizes: -21-1/4" (540mm) wide -18-3/4" (476mm) front to back -8-5/8" (220mm) deep
 2. Kitchen Sink Faucet: Manufacture: American Standard, Model: 4335.020 Forged brass body and brass swivel spout with metal lever handle. Swivel spray with adjustable spray pattern automatically extends when water is turned on and auto retracts when water is turned off. Washerless 35mm ceramic disc valve cartridge. Brass mounting shank with brass fixation ring. Braided flexible supply hoses with 3/8" compression connectors. 2.2 gpm/8.3L/min. maximum flow rate.
 3. Cabinet Hardware: Amerock, 3" centers or equivalent. The style and color shall be chosen by the point of contact.
 4. Granite Countertops: Solid Granite, The American Geological Institute defines granite as an intrusive igneous rock composed of 25% - 35% quartz and over 50% potassium and sodium rich feldspars, with a common accessory mineral of less than 20%, usually muscovite, biotite, or hornblende. Edge treatment to be chosen by point of contact. The color to be chosen by the point of contact. Counter top shall be prepped to receive an under mount sink.
- b. 1st & 2nd Floor Bathrooms ((2) Baths on 1st Floor and (2) Baths on 2nd Floor)
- i. Counter Tops
 1. Remove the existing vanity tops and back splashes and dispose of in the base landfill. The intent is to retain the existing vanities for installation of new counter tops and sinks. There are (4) vanity tops to be removed, one in each bathroom.
 2. Remove the existing sinks and faucets. Install new traps and supply lines to the new sinks. Dispose of at the base landfill. There are (1) sink and faucet to be removed and disposed of in each of the (4) bathrooms equaling a total of (4).
 3. Install (4) granite counter tops and back splashes, there is one counter top per bathroom. The new vanity top shall be prepped to receive the installation of an under mount sink and single handle faucet as listed below in the fixtures scope. Repair any tile damaged during the demolition of the existing vanity top. The tile shall color and style shall match exiting. The (4) vanity tops measure 20" x 36". Theses measurements are approximate and shall be field verified prior to purchasing and installation for an exact fit.
 - ii. Fixtures
 1. Install (4) new under vanity mounted sinks into the new granite vanity tops. Reconnect the news drains for a finish appearance. The sink shall be installed as per manufactures specifications.
 2. Install (4) new single handle faucets in the newly installed granite counter tops. Install per manufactures specifications.

3. Remove the existing shower valves and heads and replace with the shower valves and heads as specified in the specifications below. There are (3) tub and shower valves to be replaced and (1) shower valve to be replaced.
4. Remove all existing hardware from the vanities. Extra care shall be taken to insure a correct finish when the new hardware is installed.
5. Install new hardware onto the existing vanities.

iii. Electrical

1. Remove the existing exhaust fan and lighting in each bathroom. There are a total of (4) lights/exhaust fans to be removed, (1) per bathroom.
2. Remove the existing mirror lighting in each bathroom. There are a total of (4) mirror lights to be removed, (1) per bathroom.
3. Install new mirror lighting. The existing wiring and switch shall be used in this installation. There are a total of (4) mirror lights to be installed, (1) per bathroom. The light fixture shall be centered over the mirror.
4. Install new exhaust fan/ lighting. The existing wiring and switch shall be used in this installation. There is a total of (4) exhaust fan/lighting to be installed, (1) per bathroom.

iv. Mirrors/Storage

1. Remove the existing mirror and stainless storage from each of the (4) bathrooms. There is (1) mirror and storage to be removed from each bathroom. Dispose of at the base landfill.
2. Install mirrors over the vanities in each of the (4) bathrooms. The mirrors are approximately 36"x 36". These measurements are approximate and shall be field verified prior to purchasing and installation for an exact fit. The purpose here is to match the existing size of the vanities and replace with a mirror of the exact size.

v. Specifications

1. Shower/Tub Valves: Manufacture: Trident, Model: 6PB45, Tub And Shower Faucet, Handle Type 1H Lever, Handle Finish Nickel, Color/Finish Brushed Nickel, Material of Construction Brass, Connection 1/2 Solder In, Max. Flow 2.5 GPM, Diverter Tub Spout Length 4 25/32 In, Features Adjustable Temperature Limit Stop, Replacement Cartridge 6PB63, ADA Compliant, Standards Shower Handle Control Meets ADA, Includes Showerhead, Arm, Flange And Tub Spout, Extra Porcelain Handles.
2. Shower Valves: Manufacture: Trident, Model: 6PB43, Showerhead Faucet, Handle Type 1H Lever, Handle Finish Nickel, Color/Finish Brushed Nickel, Material of Construction Brass, Connection 1/2 Solder In, Max. Flow 2.5 GPM, Features Adjustable Temperature Limit Stop, Replacement Cartridge 6PB63, ADA Compliant, Standards Shower Handle Control Meets ADA, Includes Showerhead, Arm, Flange, Extra Porcelain Handles.
3. Under mount Lavatories: Manufacture: American Standard, Model: 0497.221.020, Lavatory Sink, Vitreous China, Overall Length 19 1/4 In., Overall Width 16 1/4 In., Overall Height 11 1/4 In., Single Bowl, Bowl Size 17 x 14 x 5 1/2D In., Mounting Type Undercounter, Faucet Mounting Centers 4 In., Number of Holes 2, Drain Opening 1 1/4 In., White Color/Finish, ADA Compliant, Standards ADA, ASME A112.19.2M, CAN/CSA B45, Includes Mounting Kit And Cut Out Template
4. Bathroom Sink Faucet: Manufacture: American Standard, Model: 1480.101.002 Bathroom Faucet, Trade Name Seva, Handle Type Lever, Material of Construction Cast Brass, Faucet Finish Chrome, Spout 4 1/2 In, Spout Standard, Number of Holes 1 or 3, Mounting Centers 1 or 4 In, Connection 3/8 In Comp In, Hose Length 22 In, Flow Rate 1.5 GPM, Replacement Cartridge 2CYX3, Drain Type Speed Connect Pop Up, Cartridge Ceramic Disc, Outlet Type Pressure-Compensating Aerator,

Operation Manual, Standards ADA, ASME A112.18.1, ANSI A117.1, CSA B 125, NSF 61/Section 9, CA AB 1953

5. Granite Countertops: Solid Granite, The American Geological Institute defines granite as an intrusive igneous rock composed of 25% - 35% quartz and over 50% potassium and sodium rich feldspars, with a common accessory mineral of less than 20%, usually muscovite, biotite, or hornblende. Edge treatment to be chosen by point of contact. The color to be chosen by the point of contact. Counter top shall be prepped to receive an under mount sink
6. Cabinet Hardware: Amerock or equivalent, the style and color shall be chosen by the point of contact.
7. Bathroom Exhaust Fan/Light: Ellipse, model 90064, brushed nickel, night light, bath fan with light, UL listed for use over shower or tub, (2) 60 W bulbs, fan: 3 speed, 100CFM, 4" duct.
8. Vanity Light: George Kovacs, model P5003056, Antique nickel finish, 3 bulb, 50 W max per bulb, height: 7-1/4" Width: 15-1/2", bulb base E11, 120 Volts.

SUBMITTALS: None Required

SPECIAL SCHEDULING AND ACCESS: The point of contact for access to building is Nina McBroom at (910) 451-9006. She will also be the point of contact for color and style choices.

SPECIAL CONDITIONS: This is a highly viewed house and extreme craftsmanship shall be taken in this project.

HAZARDOUS MATERIALS: None Required

ENVIRONMENTAL: None Required