

# Specifications for Kitchen and Bath Countertops

## 1.0 SCOPE

The Contractor shall furnish all labor, materials, trucking, tools, hoists and other equipment necessary to the upgrading of existing countertops including the installation of other incidental items included in this construction documentation. It is the Contractor's responsibility to inspect all kitchens to be upgraded, to make himself/herself fully familiar with the existing conditions and to take all measurements which are necessary to the upgrading work to be completed under the contract.

*All prices should be F.O.B. Destination, installed.*

## 2.0 INSPECTION/SURVEY

- 2.1 The Contractor shall carefully inspect the condition of existing kitchens including, but not limited to, all facilities related to the installation of countertops, including plumbing and electrical work.
- 2.2 Upon the issuance of Notice to Proceed, the Contractor shall survey each kitchen and verify all dimensions for the work specified in the construction documents.

## 3.0 REQUIREMENTS

- 3.1 The installation contract shall include the removal and disposal of existing countertops and plumbing and the re-installation of new plumbing (optional) and other miscellaneous items in accordance with these specifications, as required by the PHA (see options for new items).
- 3.2 Tolerances shall be in accordance with the references stated in Section 6.1.

## 4.0 COUNTERTOPS

- 4.1 Plastic Laminate Countertops and Vanity Tops. Countertops shall be fully-post formed type of high-pressure plastic laminate to 3/4" thick exterior plywood with a minimum 4" back splash. The bottom front edge and ends of countertops shall have a solid wood mold. The perimeter of the bottom of countertops and sink cut-outs shall be sealed with polyurethane. The countertop shall include a no-drip front. Manufacturer's standard basic colors shall apply.

OR

- 4.2 Granite Countertops: Countertops shall be fully formed, polished, 1 1/4" thick, from natural stone. In conformance with ANSI/NSC 373. Color shall be from manufacturer's standard basic color chart or samples.

Configurations in accordance with on-site survey and dimensions with standard cut-outs for plumbing. Complete with trim pieces.

Install plumb, level and rigid, neatly scribed to adjoining surface in accord with manufacturer's installation instructions. Adhere splashes to tops and adjacent surfaces with specified adhesive. Allow only factory finished surfaces to be exposed in finished work.

## 5.0 PLUMBING PACKAGE, PLUMBING MATERIAL SPECIFICATIONS & MISCELLANEOUS

**\*\*All Plumbing must be performed by a licensed plumber**

- 5.1 General. The purpose of this specification is to provide a guideline for the minimal material requirements necessary for sinks and faucets and other items associated with plumbing including herein with the new kitchen countertops and vanities purchased under this contract as required by the PHA (optional). The plumbing package is designed to replace all existing plumbing to the finished wall with new materials. In those areas where state and local plumbing codes differ from these specifications, the state and local codes shall apply. In no case shall lesser quality material be

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substituted for material in these specifications. Plumbing shall meet FS WWP541C, unless otherwise specified.

- 5.1.1 Sink. 20-gauge stainless steel, double bowl 33" x 22" with self rimming features shall meet ANSI A112.19.
- 5.1.2 Faucet. Single lever chrome deck mount with washerless control. Faucet shall be mounted to sink per manufacturer's instructions. Faucet shall meet ANSI A112.18-IM, 1979.
- 5.1.3 Faucet Supplies. Two 3/8" Exterior Braided Polymer Faucet Connectors.
- 5.1.4 Angle Supply Stops. Brasscraft OCR19X-C or equal (2 stops per installation).
- 5.1.5 Basket Strainers. Dearborn model 14 or equal (2 per installation).
- 5.1.6 Continuous Waste. PVC 1-1/2" Dearborn P9121A, Dearborn 9123A or equal.
- 5.1.7 P-trap. PVC 1-1/2" Dearborn P9703BG or equal.
- 5.1.8 Caulking. Caulking to be used between sink and countertop and between the countertop and back splash and between the back splash and the wall – Silicone meeting Federal Specification TT-S-1543A.
- 5.1.9 For 17-gauge material in lieu of PVC, the PHA may negotiate the price with the Vendor.
- 5.1.10 Vanity Sink and Plumbing package  
Sink – Cultured Marble; Faucet – Single lever with washerless control and pop-up drain.  
Faucet supplies, supply stops and P-trap to be the same quality as above in typical (standard) lavatory dimensions.

### **6.0 MISCELLANEOUS ITEMS (OPTIONAL)** The purpose of this section is to provide for items that make a complete kitchen as selected by the PHA.

- 6.1 Paint walls and ceiling (clean + 2 coats of acrylic latex, flat). Fill holes prior to painting. (See Spec. 8.1.1)
- 6.2 Furnish and install GFI outlet. (See Spec. 8.1.4)
- 6.3 Furnish and install range hood with fan/light ductless. (See Spec. 8.1.2)

### **7.0 INSTALLATION SPECIFICATIONS**

- 7.1 General. The purpose of this section is to provide guidelines for the minimal requirements necessary for the installation of countertops and plumbing as provided under this solicitation. The work shall consist of furnishing labor, materials, services, equipment and all other incidental items, all in accordance with the following:
  - 7.1.1 The Contractor shall supervise and be responsible for the proper locations and installation of all items.
  - 7.1.2 The Contractor shall conduct his operations under the contract in such a manner as to allow, at all times during the performance of the work, ingress and egress for the tenants and other authorized persons with the Authority's cooperation.

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- 7.1.3 The Contactor shall provide all necessary safety equipment, materials and personnel to protect the public walks, entrance to buildings and grounds within the work areas of this Contract in order that pedestrians, tenants and the public be protected at all times.
- 7.1.4 The Contractor shall protect and be responsible for the existing buildings, facilities and improvements within the areas of his operations under this Contract. Should any portion of the buildings or areas be damaged, disturbed or otherwise affected due to work of the Contract, the Contractor shall report the conditions and circumstances to the PHA Inspector/Architect and shall make all necessary repairs and replacements to such damaged work at his own expense and with new materials to match the existing work in every respect, as approved by the Inspector, all existing construction, finishes and other improvements that are to remain and that have been damaged as a result of operation.
- 7.1.5 All work shall be in a neat clean manner by experienced and capable mechanics.
- 7.1.6 The Contractor shall be responsible for any damage or loss incurred as a result of the work of the Contract to tenant's property or other work, and shall, at his/her own expense, replace any material which, in the opinion of the Inspector, has become damaged to such extent that it cannot be restored to its original condition.
- 7.1.7 All items removed by the Contractor, including but not limited to old sink, old plumbing, cabinets, debris, etc., shall become the property of the Contractor and shall be legally disposed of.

### **7.2 Submittals (Authority's Discretion)**

- 7.2.1 Within 30 consecutive calendar days calculated from the date of the Authority's Letter of Award, the Contractor shall tender his submittals. Two sets of submittals are required. Each shall contain a list of all materials and equipment proposed to be used, giving the manufacturer's name, trade name, catalog number or other positive means of identification for each item. All submittals shall be checked by him/her. In general, the items to be listed shall include, but shall not be restricted to, the following; as required by the PHA.

Countertops, faucets, sinks, basket strainers, under-sink plumbing.

- 7.2.2 In the event that all or any portion of the submitted material is not satisfactory to the Authority, the Contractor shall tender submittals which shall conform to the Authority requirements with 30 consecutive calendar days calculated from the date of rejection of the former submittals. In no event shall be contractor be permitted to tender submittals hereunder beyond 60 days from the Authority's Letter of Award unless duly extended in writing by the Authority.

### **7.3 Shop Drawings (Authority's Discretion)**

- 7.3.1 In addition to the above, shop drawings of countertops and related items shall be submitted for approval. Drawings shall also show plans and elevations of each type of kitchen with all dimensions shown.
- 7.3.2 No work shall be fabricated, or materials delivered to the site, until final approval of allshop drawings and other required submittals for that work has been obtained. At the time of submittal, the Contractor shall call to the attention of the Authority, in writing, to any deviations from the Contract documents contained in the shop drawings. The approval of shop drawings containing deviations not specifically brought to the attention of the Authority, or containing errors or omissions of any sort, shall not relieve the

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Contractor of the responsibility for executing the work in accordance with the Contract documents.

- 7.3.3 The Contractor shall submit copies of all required shop drawings in accordance with the following:

The Contractor shall submit two copies of each shop drawing within 30 consecutive calendar days calculated from the date of the Authority's Letter of Award.

All submittals returned for corrections shall be resubmitted with the required corrections made within seven consecutive calendar days calculated from the date of rejection.

Upon approval, the Authority will then return one copy of all approved submittals to the Contractor.

### **7.4 *Cleaning.***

Upon completion of the work, the Contractor shall assume ownership of all debris resulting from the work, remove it from the premises and legally dispose of it, unless otherwise specified.

### **7.5 *Sample Installation (Authority Discretion)***

After approval of all submittals, the Contractor shall make one complete installation of all specified items in a kitchen to be selected by the Authority. This sample kitchen will be inspected by the Authority, and after written approval, shall be considered the "approved sample" in every material aspect with the dimensional aspects.

### **7.6 *Workmanship and Installation.***

- 7.6.1 The complete installation including the material installed shall meet the minimum requirements of the latest local building code and all applicable laws and municipal requirements.

- 7.6.2 Joints in threaded pipe shall be made up with Teflon tape or other specifically prepared joint compound placed on male threads only that meets the local plumbing code. The ends of all pipe shall be reamed free from burrs after threading and threads shall be clean cut and tapered. Piping shall be kept free from scale dirt.

- 7.6.3 All plumbing water pipe connections that are not screw fitted shall be soldered using 95% tin/antimony solder or as otherwise joined as specified by local code, industry standards and manufacturer's specifications for the material used. Lead solder shall not be used.

- 7.6.4 The Contractor shall disconnect and remove the existing kitchen sink and faucets. Water lines shall be disconnected, piping removed and nipple through the wall shall remain. Waste piping shall be disconnected and removed to the wall. Lines shall be replaced with material meeting these specifications. (See 5.1.5 and 6)

New water connection shall be Exterior Braided Risers. All material standards shall be in accordance with HUD Minimum Property Standards. New traps shall be provided for sinks. Waste line plumbing work required behind the finished wall shall be handled on a time and material basis.

- 7.6.5 Cut edge of plywood at sink opening shall be sealed with polyurethane on laminate tops.
- 7.6.6 The Plumber shall reconnect new sinks and faucets. All materials shall be new. (See option)

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- 7.6.7 The Contractor shall arrange with Project Officer for the shut-off of water risers. At the close of each working day, all water risers shall be restored. Tenants shall not be left without hot or cold water overnight.
- 7.6.8 After new installation is made, all joints shall be tested at full line pressure and all leaks corrected.
- 7.6.9 Faucets shall be tested and shall be replaced in the event of dripping.
- 7.6.10 After all corrections are made, stops shall be adjusted for a reasonable flow at the faucet without splashing.
- 7.6.11 Countertop installation shall include all trim moulding necessary to complete and finish the installation.

### 8.0 **MATERIAL AND PERFORMANCE SPECIFICATION REQUIREMENTS FOR KITCHEN ITEMS NORMALLY REQUIRED WITH KITCHEN RENOVATIONS**

- 8.1 General. All applicable provisions of Sections 1,2,3,4,5,6 and 7 may apply to work specified in this section. Local codes shall control in cases of conflict.
  - 8.1.1 Paint walls and ceilings (clean + two coats acrylic latex, flat).
    - 8.1.1.1 Prepare surface by cleaning with a moderate strength water soluble, industrial cleaner (Trisodium Phosphate or approval equal) in manufacturer recommended strength for hand application with sponge, followed by a suitable drying period.
    - 8.1.1.2 Prepare surface to receive finish by filling minor surface indentations, holes, cuts or scars with gypsum spackle. Sand spackle patches and sand raised areas (not exceeding 1/16") in the existing surface to smooth prior to finish application. PHA shall negotiate any additional charges for the removal of wallpaper, laminates, etc., in preparation for painting.
    - 8.1.1.3 Apply one paint coat on gypsum spackle patch areas then apply one coat over all areas. Apply another coat if necessary, to provide uniform appearance.
    - 8.1.1.4 Non-lead base quality paint products as manufactured by major American companies are acceptable.
  - 8.1.2 Furnish and install Range Hood with fan/light (ductless)
    - 8.1.2.1 Furnish and install ductless range hood 24" or 30" W x 6" H x 17.5" D, UL Listed, 120V, 60Hz, 2-speed, Amp. fan, enclosed 75W light, washable filter (Broan Series 41000 or approved equal), color as selected by Authority.
    - 8.1.2.2 Furnish and install insulated wire (Type NM, 600V with ground wire) from range hood to nearest hot wire connection, providing all necessary fittings in accordance with the NEC and codes.

Furnish and install as specified in 8.1.4.1 and 8.1.4.2 except ducted to the outside through the roof or nearest exterior wall. Include 3" x 10" or 7" round duct as supplied by the hood manufacturer. Include standard wall or roof caps.
  - 8.1.3 Furnish and install washing machine connections including faucets, drains, backvents and recessed wall box. Bid shall include valve and waste box installation within 5 feet of the vertical waste stack. Bid is for work in sheet rock wall. PHA shall negotiate any additional charges if wall is masonry or plaster.

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- 8.1.3.1 Remove faucets back to first supply line coupling or elbow.
- 8.1.3.2 Remove service sink strainer dome, bottom ell, piping and P-trap back to first straight waste line pipe section.
- 8.1.3.3 Furnish and install new, Type L, copper (ASTM B88) tube in minimum 1/2" nominal diameter with all necessary fittings and threaded or sweat soldered connections, placing pipe in wall.
- 8.1.3.4 Furnish and install new, recess mounted valve and waste box, Model BE-150 (Oatey) or approved equal with Tanner No. 851 brass stop and waste (2 each) or approved equal.
- 8.1.3.5 Furnish and install new PVC (ASTM D1785) Schedule 40 drain, waste and vent piping, minimum 1 1/2" nominal diameter with all necessary fillings, couplings, connectors and cement to connect into existing waste system.
- 8.1.4 Furnish and install one GFI outlet in accordance with all applicable national and local codes including: 1. National Electrical Code (NEC) 2. National Fire Protection Code (NFPA) 3. State Building Code 4. Local Codes & Ordinances

### **9.0 PERFORMANCE OF WORK, CLEAN-UP AND DAMAGES**

- 9.1 The work shall be conducted efficiently at the least inconvenience to the residents in occupied dwelling units.
- 9.2 The Contractor shall keep the premises free of debris and construction materials resulting from the installation work. All debris and such materials shall be removed from the premises at the end of each work day.
- 9.3 Any damages to grounds, plantings, buildings and any other facilities or property shall be the contractor's exclusive responsibility. Their repair or replacement shall be paid in full by the Contractor.

### **GUARANTEES**

The Contractor guarantees that all installed materials and equipment are new and free of defects and were installed in a professional manner.

In the case of any defects in materials or workmanship occurring within one year subsequent to the final acceptance of this construction by the PHA, the Contractor agrees to repair and/or replace the defective item without any cost to the PHA.

**BID/SUMMARY PRICE SHEET FOR  
PLASTIC LAMINATE OR GRANITE COUNTERTOPS - INSTALLED**

**CPC Bid Number:** \_\_\_\_\_ **Bid Date:** \_\_\_\_\_  
(Available on Invitation to Bid)

**Name of Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

1. Plastic Laminate Countertop with Finish Fabrication Including Sink Cut-out and Re-Installation of Existing Sink, Faucet and Undersink Plumbing. (See Spec. 4.1)

(Countertop Only) Per LF \_\_\_\_\_  
Re-Install Sink, Faucet & Plumbing EA \_\_\_\_\_

2. Granite Countertop with Finish Fabrication Including Sink Cut-out and Re-Installation of Existing Sink, Faucet and Undersink Plumbing. (See Spec. 4.2)

(Countertop Only) Per SF \_\_\_\_\_  
Re-Install Sink, Faucet & Plumbing EA \_\_\_\_\_

Note: Where Existing Plumbing Parts are Unsuitable for Re-Installation, New Parts are to be Furnished to the Contractor by the PHA for Installation.

3. All New Sinks, Faucets and Undersink Plumbing (See Spec. 5.1 (1-10) Ea. \_\_\_\_\_

4. Paint Walls and Ceilings (See Spec. 6.1) Per 100 S.F. \_\_\_\_\_

5. Furnish and Install Range Hood with Fan/Light (See Spec. 8.1.2):
 

	<b><u>Ductless</u></b>	<b><u>Ducted</u></b>
30" Painted Finish	Ea. _____	Ea. _____
30" Stainless Finish	Ea. _____	Ea. _____

6. Furnish and Install Recessed Valve and Waste (See Spec. 8.1.3) Ea. \_\_\_\_\_

7. Furnish and Install GFI Outlet (See Spec. 6.2) Ea. \_\_\_\_\_

8. Furnish and Install Plastic Laminate on Walls as Requested to Match Countertops (See Spec. 4.1) SF \_\_\_\_\_

9. Metal Back Splash (Wall Protection at Ranges)
 

Paint Finish – 24 x 30"	Ea. _____
Stainless Finish – 24 x 30"	Ea. _____

10. Additional Charge to Clean Out (Rod Out) the Drain Stack to a Vertical Distance of 10 Feet Ea. \_\_\_\_\_