SCOPE OF WORK (SOW)
Project Title: Furnish and Install Kitchen Cabinets, Countertops, Sinks, and Bathroom Vanities for 6 housing units – Types B (2ea) and D (4ea)

1. Scope

The Contractor shall furnish all labor, materials, tools, equipment, supervision, and incidentals necessary to:

- Fabricate, deliver, and install **kitchen base and upper cabinets, countertops, kitchen sinks, and related accessories** for 2 Unit Types B and 4 unit type D; and
- Fabricate, deliver, and install **bathroom vanities, vanity tops, lavatory sinks, and related accessories** for 2 unit type B and 4 unit type D,

in accordance with this SOW and Government specifications. Work includes submittals, fabrication, delivery, installation, adjustments, final cleaning, and a complete, functional installation.

2. General Requirements

2.1 **Codes and Standards**
All work shall comply with applicable federal, state, and local codes, including building, plumbing, electrical, fire, and accessibility requirements, as well as manufacturer recommendations.

2.2 **Quality of Workmanship**
Work shall be performed by personnel experienced in casework, countertops, and plumbing fixture installation. All installed cabinets, tops, and fixtures shall be plumb, level, true, and fully functional.

2.3 **Submittals**
The Contractor shall provide:

- Shop drawings for all kitchen and bathroom layouts (Unit Types B and D), showing cabinets, countertops, sinks, and accessories.
- Product data for cabinets, countertops, sinks, faucets, drains, and hardware.

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3. Materials and Fabrication

3.1 **Cabinets and Vanities**

- Commercial-grade construction is suitable for kitchen/bath use, resistant to moisture and cleaning.
- Cabinet boxes: plywood, MDF, PVC, or particle board of suitable thickness.
- All exposed edges finished (edge banding or equivalent).
- Adjustable shelves were shown; adequate support to prevent sagging.

3.2 **Doors, Drawers, and Hardware**

- Matching door/drawer fronts, finishes, and styles as approved.
- Concealed, self-closing, adjustable hinges.
- Full-extension, heavy-duty drawer slides.
- Commercial grade pulls/handles and hardware suitable for frequent use.

3.3 **Countertops**

3.3.1 **Kitchen Countertops**

- Material: durable, moisture- and stain-resistant (e.g., solid surface, PVC, quartz, or high-pressure laminate) as specified in contract or approved by Government.
- Include all required backsplashes and side splashes.
- Provide cutouts for kitchen sinks and any embedded accessories (e.g., soap dispensers).
- Joints shall be tight, level, and properly sealed.

3.3.2 **Bathroom Vanity Tops**

- Material: moisture-resistant material appropriate for bathroom use (e.g., solid surface, cultured marble, quartz, or similar), as specified or approved.
- Including integral or applied backsplashes and side splashes where shown.
- Provide sink cutouts or integral bowls.
- All seams and penetrations properly sealed.

3.4 **Sinks, Faucets, and Accessories**

3.4.1 **Kitchen Sinks and Accessories**

The Contractor shall provide and install for each designated kitchen sink location:

- Kitchen sink(s) (double bowl).
- Kitchen faucet(s) include mixing valve.
- Strainer(s), basket(s), and drain assembly(ies).
- Supply lines, angle stops, and traps as required.
- Mounting hardware, clips, gaskets, and sealants required for a watertight installation.

3.4.2 **Bathroom Lavatory Sinks and Accessories**
The Contractor shall provide and install for each bathroom vanity:

- Lavatory sink(s) (drop-in, undermount, or integral per submittals).
- Lavatory faucet(s) with mixing valve.
- Pop-up drain assembly(ies) and tailpieces.
- Supply lines, angle stops, and traps as required.
- Mounting hardware and sealants for a watertight installation.

3.4.3 **Plumbing Connections**
Unless otherwise specified in the contract, the Contractor shall perform complete rough-in coordination and final connections for all furnished sinks and faucets, resulting in fully operational fixtures, in compliance with applicable plumbing codes.

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4. Kitchen Casework – Unit Type B

The Contractor shall provide and install **kitchen cabinets, countertops, and sinks** for **Unit Type B** as follows:

- **Quantity:** Two (2) complete Unit Type B kitchen installations.

4.1 **U-Shaped Lower Cabinets**

- Approximate overall U-shape footprint: **60 inches x 96 inches x 53 inches**.
- Provide base cabinets along the U-shape to accommodate storage, appliances, and at least one kitchen sink location.
- Include all doors, drawers, shelves, toe kicks, fillers, and trim.

4.2 **Upper Cabinets**

- Upper cabinet runs coordinated with the base layout, with approximate segments:
    - Side I: **92 inches x 27 1/2 inches**
    - Side II: **90 inches x 27 1/2 inches**
- Include shelves, fillers, and trim as required.

4.3 **Kitchen Countertops, Sink, and Accessories – Type B**

- Provide continuous countertop on all base cabinets within the U-shaped layout, including backsplashes and side splashes.
- Provide and install one kitchen sink (per kitchen) with faucet, drain, accessories, and all connections, in the location.
- Verify and coordinate countertop cutouts with appliances and fixtures.

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5. Kitchen Casework – Unit Type D

The Contractor shall provide and install **kitchen cabinets, countertops, and sinks** for **Unit Type D** as follows:

- **Quantity:** Four (4) complete Unit Type D kitchen installations.

5.1 **L-Shaped Lower Cabinets**

- Approximate L-shape: **111 inches x 96 inches**.
- Base cabinets along both legs of the L, configured to accommodate a sink, appliances, and storage.

5.2 **Lower Cabinet Next to Stove**

- Separate lower cabinet approximately **31 inches** wide adjacent to the stove.
- Integrate with adjacent cabinets and countertops for a continuous work surface.

5.3 **Upper Cabinets – Type D**

- Approximate continuous upper cabinet run: **172 inches** (total length).
- Coordinate with base layout and stove/range hood locations, including clearances as required by code and manufacturer instructions.

5.4 **Kitchen Countertops, Sink, and Accessories – Type D**

- Provide continuous countertops on all lower cabinets (including the 31" cabinet next to the stove), with required backsplashes and side splashes.
- Provide and install one kitchen sink (per kitchen) with faucet, drain assembly, accessories, and complete plumbing connections at the designated location.
- Provide and coordinate all required cutouts.

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6. Bathroom Vanities – Unit Type B

All "vanity" items for Unit Type B are **bathroom fixtures**, not kitchen casework.

6.1 **31" x 14" Vanities – Type B**

- **Quantity:** Two (2) units.
- Approximate dimensions: **31 inches wide x 14 inches deep**.
- Provide cabinet boxes, doors/drawers, finished ends, and openings for plumbing.
- Provide and install vanity tops, lavatory sinks, faucets, and all accessories and connections for complete operation.

6.2 **48" x 22" Vanities – Type B**

- **Quantity:** Four (4) units.
- Approximate dimensions (each): **48 inches wide x 22 inches deep**.
- Provide cabinet boxes, doors/drawers, finished ends, and openings for plumbing.
- Provide and install vanity tops, lavatory sinks, faucets, and all accessories and connections for complete operation.

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7. Bathroom Vanities – Unit Type D

All "vanity" items for Unit Type D are **bathroom fixtures**.

7.1 **32" x 22" Vanities – Type D**

- **Quantity:** Four (4) units.
- Approximate dimensions (each): **32 inches wide x 22 inches deep**.
- Provide cabinet boxes, doors/drawers, finished ends, and openings for plumbing.

- Provide and install vanity tops, lavatory sinks, faucets, and all accessories and connections for complete operation.

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8. Delivery and Installation

8.1 **Delivery**

- Coordinate delivery with Base Borinquen Housing Office to ensure areas are ready to receive cabinets and tops.
- Protect all materials from damage and moisture during shipping and storage.

8.2 **Installation**

- Install all cabinets, countertops, sinks, and accessories.
- Secure cabinets to structure with appropriate anchors and fasteners.
- Ensure all units are plumb, level, aligned, and fully functional.
- Install and seal countertops, sinks, and fixtures to be watertight and code compliant.

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9. Inspection, Punch List, and Acceptance

9.1 **Pre-Final Inspection**
Upon substantial completion of installations, the Contractor shall request a pre-final inspection by Base Borinquen Housing Office.

9.2 **Punch List and Corrections**
The Government will provide a punch list of deficiencies. The Contractor shall correct all deficiencies at no additional cost, including adjustments, replacements, and finish corrections.

9.3 **Final Acceptance**
Final acceptance will occur after all punch list items are resolved and Base Borinquen Housing Office verifies that all kitchens and bathrooms for Unit Types B and D are complete, operational, and compliant with this SOW.

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10. Cleaning and Protection

- Clean all cabinets, countertops, and fixtures, removing labels, adhesives, dust, and debris.
- Protect installed work from damage by subsequent trades or activities until final acceptance.

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11. Warranty

The Contractor shall warrant all cabinets, countertops, sinks, faucets, accessories, and installation against defects in materials and workmanship for a minimum of one (1) year from the date of final acceptance, or longer if specified in the contract. Defective items shall be repaired or replaced at no additional cost with the Government.