**Subcontractor Data, By Subcontractor**

**Royal Cabinets**

**Project Name: Long Beach Burnett Apartments**

**SUBCONTRACTOR: Royal Cabinets**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | OPERATIONS |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall confirm to or supersede Southern California Association of Cabinet Manufacturers written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturer red materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 004: | Subcontractor to coordinate with Contractor in writing at or before Rough Framing all required backing locations, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for being level, straight and true. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 006: | DELIVERY |
| 007: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, face frames, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 008: | FABRICATION |
| 009: | All wall, base, pantries, and bath cabinets shall be fabricated utilizing solid material for all door frames and filler. All stained grade cabinets - (doors, drawers and side panels) - shall be of the same material. There will be no mixed species of materials. |
| 010: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Face frames, doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 011: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 012: | Toe kicks for cabinets shall compliment the cabinet finish. No particleboard toe kicks will be allowed. Toe kicks shall fit tight to all walls. |
| 013: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/32" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 014: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 015: | All drawer sides and bottoms to consist of solid stock material. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Corbels/bands shall be supplied and installed, as needed, for applicable countertop installation. Corbels/bands shall be and screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen and bathroom cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 026: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor's Purchasing Department of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 027: | Case Type: Full Overlay |
| 028: | Wood Species: Maple |
| 029: | Finish: TBD |
| 030: | Type of Frame: Face Frame |
| 031: | Door Style: Coped Shaker |
| 032: | Drawer Fronts: Flat Panel |
| 033: | Door & Drawer Pulls: 6" Bar Pull Satin Nickel |
| 034: | Drawer Bottom Material Thickness: 5/8" |
| 035: | Crown Molding: 5/8" Scribe |
| 036: | Light Rail: N/A |
| 037: | Base Shoe: Provide ¾" base shoe at vinyl / hard-surface locations; |
| 038: | color pre-finished to match cabinets. (Case to case bases). |
| 039: | Bread Boards: Two (2) Each |
| 040: | Kitchen: 29" High wall cabinets; 35" finished height base w/ 3" toe kick + Rough top (Granite top by others). |
| 041: | Master Bath: 32-1/2" finished height base with 4" kick + Rough top (Granite top by others). 21" standard depth. |
| 042: | Secondary Baths: 32-1/2" finished high base cabinets with 4" kick + Rough top (Granite top by others). 21" standard depth. |
| 043: | Unit Laundry: N/A |
| 044: | Hinges: Self-closing, concealed |
| 045: | Cabinet Interiors: Maple Laminate (low-pressure laminate) |
| 046: | Drawer Box & Guides: Maple (Euro Glides) |
| 047: | Shelving: Adjustable Upper and Pantries, Fixed at Lower. |
| 048: | Finished Backs: Upper and pantry cabinets only. |
| 049: | PLAN CHANGES AND CLARIFICATIONS |
| 050: | 22. The specifications outlined in the "Project Specification Book" and or "Project Manual," shall take precedence over specifications outlined in this scope of work unless otherwise stated below. The Project Specification Book shall be considered a part of the Contract Agreement and it is Subcontractor's responsibility to clarify discrepancies with Contractor's Purchasing Department prior to award of contract. Subcontractor is to review said document for other trades product specification which may affect his work. |
| 051: | a.                   Appliances to be GE Appliances, www.geappliances.com |
| 052: | b.                  Unit Appliances to be: |
| 053: | I.            Refrigerator: GTH18KB |
| 054: | II.            Range: JBS13 |
| 055: | III.            Range Hood: JN327 |
| 056: | IV.            Dishwasher GSD3300 |
| 057: | SCHEDULING |
| 058: | The starting date, schedule per day, and completion date shall be furnished by the Project Superintendent. Installation rate is a minimum of eight (8) units per day. Faster production may be required, if dictated by the construction schedule and/or Contractor. Subcontractor shall staff the project with the required manpower to ensure a timely completion, pursuant to the construction schedule. |
| 059: | ADA REQUIREMENTS |
| 060: | All cabinets are handicap accessible or upgradeable. It is the responsibility of this Subcontractor to ensure the compliance with all ADA requirements, even if it is not expressed stated in the Plans and Project Specifications. |
| 061: | Subcontractor shall supply and install two (2) each 15-inch breadboards pursuant to all ADA specification and requirements. All cutting boards shall have a hardwood face front and back and shall color match the cabinets. All cutting boards shall be installed prior to tenant move-in by Subcontractor, do not deliver cutting boards with cabinets. |
| 062: | 26. ADA Requirements this subcontractor may be required to follow, are as follows (Subcontractor's responsibility to verify and implement): |
| 063: | a. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18 inches (457 mm) horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches (864 mm) above the finished floor. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee space. Knee space shall be provided as follows: |
| 064: | i.      The knee space shall be at least 30 inches (762 mm) wide and 8 inches deep (203 mm). |
| 065: | ii.      The knee space shall be at least 29 inches (737 mm) high at the front face and reducing to not less than 27 inches (686 mm) at a point 8 inches (203 mm) back from the front edge. |
| 066: | iii.      The knee space required in this section shall be provided by one of the following: |
| 067: | iv.      The space beneath the lavatory is left clear and unobstructed. |
| 068: | b. Any cabinet beneath the lavatory is removable without the use of specialized knowledge or specialized tools or, |
| 069: | c. Doors to the cabinet beneath the lavatory are removable or operable to provide the required unobstructed knee space. |
| 070: | d. Toe space shall be provided as follows: |
| 071: | i.      Shall be at least 30 inches (762 mm) wide and centered on the lavatory. |
| 072: | ii.      Shall be at least 17 inches (432 mm) deep, measured from the front edge. |
| 073: | iii.      Shall be at least 8 inches (229 mm) high from the floor. In each such case, the finish floor beneath the lavatory shall be extended to the back of the wall. |
| 074: | PROTECTION OF WORK |
| 075: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 076: | PICK UP & CUSTOMER SERVICE |
| 077: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 078: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 079: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | 1st Floor Delivery & Installation |
| 002: | 1st Floor Pick Up |
| 003: | 2nd Floor Delivery & Installation |
| 004: | 2nd Floor Pick Up |
| 005: | 3rd Floor Delivery & Installation |
| 006: | 3rd Floor Pick Up |
| 007: | 4th Floor Delivery & Installation |
| 008: | 4th Floor Pick Up |

Original Contract Amount: 103041.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Commercial Wood Products**

**Project Name: 2700 S Figueroa**

**SUBCONTRACTOR: Commercial Wood Products**TRADE: Cabinets

**Project Specific Scope of Work**

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| --- | --- |
| 001: | SPECIFIC - CABINETS |
| 002: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 003: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall confirm to or supersede Southern California Association of Cabinet Manufacturers written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturer red materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 004: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 005: | Subcontractor to coordinate with Contractor in writing at or before Rough Framing all required backing locations, which will be installed by others. |
| 006: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 007: | DELIVERY |
| 008: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, face frames, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 009: | FABRICATION |
| 010: | All wall, base, pantries, and bath cabinets shall be fabricated utilizing solid material for all door frames and filler. All stained grade cabinets - (doors, drawers and side panels) - shall be of the same material. There will be no mixed species of materials. |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Face frames, doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/32" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 026: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 027: | Case Type: Full Overlay / Thermofoil |
| 028: | Finish: Espresso |
| 029: | Type of Frame: Face Frame |
| 030: | Door Style: Flat Slab route 0 |
| 031: | Drawer Fronts: Slab |
| 032: | Door & Drawer Pulls: 6" brushed steel barrel pull |
| 033: | Crown Molding: 3/16" X 3/4" scribe |
| 034: | Base Shoe: Color pre-finished to match cabinets (case to case bases) |
| 035: | Bread Boards: Two (2) each |
| 036: | Kitchen: Wall & base cabinets + Rough top (Granite top by others). |
| 037: | 24" Cabinet above refrigerator space: Included |
| 038: | Master Bath: Base cabinets + Rough top (Granite top by others). 21" standard |
| 039: | Secondary Baths & Vanity pullmans at D plans: Base cabinets + Rough top (Granite top by others). 21" standard |
| 040: | Linen Cabinets: Included |
| 041: | Living Room: Base cabinet with finished wood top & open shelves above |
| 042: | Hinges: Self-closing, concealed |
| 043: | Cabinet Interiors: Woodgrain melamine to complement exterior |
| 044: | Drawer Box & Guides: Full Extension ball-bearing |
| 045: | Shelving: Adjustable Upper and Pantries, Fixed at lower |
| 046: | Finished Backs: Woodgrain melamine at uppers, pantry, & linen cabinets only. |
| 047: | Rough top & rough top sink cut out: Included |
| 048: | Corbels at all high countertops that exceed 9" beyond 2" x 2" framing member, ie. Plan Type B1-B4, C1-C3, & I. |
| 049: | PLAN CHANGES AND CLARIFICATIONS |
| 050: | Appliances to be GE Appliances, www.geappliances.com |
| 051: | Unit Appliances to be: |
| 052: | Free standing electric range with standard clean: JBS15 |
| 053: | Over-the-range microwave oven: JVM1540DNWW |
| 054: | Dishwasher with Energy Star: GSD3300RWW |
| 055: | Top-Freezer Refrigerator 18.0 cu. Ft. Deluxe Wire, Energy Star, ice maker: GTH18DC |
| 056: | Revised layout at Club House kitchen - Design TBD |
| 057: | Club House appliances - TBD |
| 058: | ADA REQUIREMENTS |
| 059: | All cabinets are handicap accessible or upgradeable. It is the responsibility of this Subcontractor to ensure the compliance with all ADA requirements, even if it is not expressed stated in the Plans and Project Specifications. |
| 060: | Subcontractor shall supply and install two (2) each 15-inch breadboards pursuant to all ADA specification and requirements. All cutting boards shall have a hardwood face front and back and shall color match the cabinets. All cutting boards shall be installed prior to tenant move-in by Subcontractor, do not deliver cutting boards with cabinets. |
| 061: | ADA Requirements this subcontractor may be required to follow, are as follows (Subcontractor's responsibility to verify and implement): |
| 062: | Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18 inches (457 mm) horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches (864 mm) above the finished floor. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel space shall be provided as follows: |
| 063: | The knee space shall be at least 30 inches (762 mm) wide and 8 inches deep (203 mm). |
| 064: | The knee space shall be at least 29 inches (737 mm) high at the front face and reducing to not less than 27 inches (686 mm) at a point 8 inches (203 mm) back from the front edge. |
| 065: | The knee space required in this section shall be provided by one of the following: |
| 066: | The space beneath the lavatory is left clear and unobstructed. |
| 067: | Any cabinet beneath the lavatory is removable without the use of specialized knowledge or specialized tools or, |
| 068: | Doors to the cabinet beneath the lavatory are removable or operable to provide the required unobstructed knee space. |
| 069: | Toe space shall be provided as follows: |
| 070: | Shall be at least 30 inches (762 mm) wide and centered on the lavatory. |
| 071: | Shall be at least 17 inches (432 mm) deep, measured from the front edge. |
| 072: | Shall be at least 8 inches (229 mm) high from the floor. In each such case, the finish floor beneath the lavatory shall be extended to the back of the wall. |
| 073: | PROTECTION OF WORK |
| 074: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 075: | PICK UP & CUSTOMER SERVICE |
| 076: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 077: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 078: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 079: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 080: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 081: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 082: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

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| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe. |
| 003: | Granite countertop by others. |
| 004: | Unit Laundry, not applicable. |
| 005: | Light Rail, not applicable. |
| 006: | Cabinet in G unit bedroom not included. |
| 007: | Door Type #5 at pantry and shelving by others |

**Schedule of Values**

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| --- | --- |
| 001: | Approved Submittal |
| 002: | 3rd Floor Delivery & Installation |
| 003: | 3rd Floor Pick Up |
| 004: | 4th Floor Delivery & Installation |
| 005: | 4th Floor Pick Up |
| 006: | 5th Floor Delivery & Installation |
| 007: | 5th Floor Pick Up |
| 008: | 6th Floor Delivery & Installation |
| 009: | 6th Floor Pick Up |
| 010: | 7th Floor Delivery & Installation |
| 011: | 7th Floor Pick Up |
| 012: | Club House Kitchen |
| 013: | Close Out Documentation |

Original Contract Amount: 300000.0000

**Change Orders**

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| --- | --- |
| 001: | Deleted Casework at Rec. Kitchen |
| 002: | Leasing Office Cabinets |

Final Contract Amount with Change Orders: 300000.0000

**Subcontractor Data, By Subcontractor**

**Cobalt Construction Co**

**Project Name: Not Available**

**SUBCONTRACTOR: Cobalt Construction Co**TRADE: Prime Contract

**Project Specific Scope of Work**

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**Alternates**

**Exclusions**

**Schedule of Values**

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| --- | --- |
| 002: | Bond |
| 003: | Insurance |
| 004: | General Conditions |
| 005: | SWPPS Implementation and Maintain |
| 006: | Grading and Excavating |
| 007: | Sewer System |
| 008: | Water System |
| 009: | Dry Utilities |
| 010: | Pavement Markings, Signage & Barriers |
| 011: | Onsite Street Improvements |
| 012: | Landscaping, Irrigation and 90 Day Maintenance |
| 013: | Swimming Pool |
| 014: | Spas |
| 015: | Rough and Final Clean |
| 016: | Decorative Paving |
| 017: | Foundations/Structural Concrete |
| 018: | Lightweight Concrete & Acoustimat |
| 019: | Non-Structural Masonry |
| 020: | Brick Veneer |
| 021: | Balcony Rails, Stair Rails, and Entry Gates |
| 022: | Pool Fence |
| 023: | Rough Carpentry |
| 024: | Finish Carpentry |
| 025: | Cabinets |
| 026: | Stone Countertops |
| 027: | Deck Coating |
| 028: | Elevator Pits |
| 029: | Insulation |
| 030: | Roofing |
| 031: | General Sheet Metal |
| 032: | Gutters and Downspouts |
| 033: | Trash Chutes |
| 034: | Windows - Vinyl |
| 035: | Mirrors |
| 036: | Lath and Plaster |
| 037: | Fypon Exterior Trim |
| 038: | Drywall |
| 039: | Common Area Ceramic Tile |
| 040: | Flooring Package |
| 041: | Painting |
| 042: | Striping, Bumpers, and Handicap Signs |
| 043: | Fireplaces |
| 044: | Fireplace Mantles - Paint Grade |
| 045: | Barbeques |
| 046: | Code Signage |
| 047: | Fire Extinguishers |
| 048: | Sectional Garage Doors |
| 049: | Sectional Garage Doors at Trash Rooms |
| 050: | Mailboxes |
| 051: | Toilet Partitions |
| 052: | Smoke Doors at Elevators |
| 053: | Appliances |
| 054: | Window Treatments - Units |
| 055: | Elevators |
| 056: | Plumbing |
| 057: | Fire Sprinklers |
| 058: | HVAC Residential Units |
| 059: | Electrical - Units, Common Areas, Carports |
| 060: | Telephone Pre-Wire |
| 061: | Cable TV Wiring |
| 062: | Entry System Intercom - Telephone |
| 063: | Fire Alarm |
| 064: | Electrical Fixtures |
| 065: | Prime Contractor's Fee |

Original Contract Amount: 21601564.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Richfield, Inc.**

**Project Name: Alta Centrum Apartments - San Diego**

**SUBCONTRACTOR: Richfield, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

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| 001: | Working hours to perform this Subcontract are as follows; Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. No overtime or premium time shall be allowed. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 004: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 006: | DELIVERY |
| 007: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 008: | FABRICATION |
| 009: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 010: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 011: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 012: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 013: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 014: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 015: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 016: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 017: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 018: | All lower corner cabinets at kitchens shall have useable corners. |
| 019: | INSTALLATION |
| 020: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 021: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 022: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 023: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 024: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 025: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 026: | Finish: Melamine Chocolate Pear Tree |
| 027: | Type of Frame: European Frameless |
| 028: | Door Style: Flat Panel |
| 029: | Drawer Fronts: Flat Panel |
| 030: | Door & Drawer Pulls: Approx. 7" brushed steel barrel pull |
| 031: | Crown Molding: Approx. 3" square molding |
| 032: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 033: | Bread Boards: Two (2) polyethylene plastic bread boards as required |
| 034: | Kitchen: Wall & base cabinets ( Rough top & granite by others). |
| 035: | Baths: Base cabinets (Rough top & granite by others). 21" standard |
| 036: | Hinges: Self-closing, concealed |
| 037: | Cabinet Interior Finish: Caramel maple melamine |
| 038: | Drawer Box & Guide: Metal side drawer box |
| 039: | Shelving: Adjustable upper, pantries, & lowers. Fixed shelves at corner cabinets. |
| 040: | Finished Backs: Caramel maple melamine at uppers, pantry, & linen cabinets only. |
| 041: | Above Refrigerator Cabinet: 24" Deep with finished side panel on open end only. |
| 042: | Island Base Cabinet: Finished backs |
| 043: | Rough top & rough top sink cut out: Included |
| 044: | Corbels at island countertops: As required |
| 045: | PLAN CHANGES AND CLARIFICATIONS |
| 046: | Appliances to be Whirlpool Appliances: www.insideadvantage.com |
| 047: | The residential unit appliance package shall be as follows: |
| 048: | Free standing gas range: WFG361LVS |
| 049: | Over-the-range microwave oven: WMH1163XVS |
| 050: | Dishwasher: Energy Star: DU850SWPS |
| 051: | Top-Freezer Refrigerator: W9RXXMFWS |
| 052: | PROTECTION OF WORK |
| 053: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 054: | PICK UP & CUSTOMER SERVICE |
| 055: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 056: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 057: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 058: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 059: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 060: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 061: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe. |
| 003: | Granite countertops part of separate Subcontract. |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Bldg B Segment A 1st Floor Delivery & Installation |
| 003: | Bldg B Segment A 1st Floor Pick Up |
| 004: | Bldg B Segment A 2nd Floor Delivery & Installation |
| 005: | Bldg B Segment A 2nd Floor Pick Up |
| 006: | Bldg B Segment A 3rd Floor Delivery & Installation |
| 007: | Bldg B Segment A 3rd Floor Pick Up |
| 008: | Bldg B Segment A 4th Floor Delivery & Installation |
| 009: | Bldg B Segment A 4th Floor Pick Up |
| 010: | Bldg B Segment B 1st Floor Delivery & Installation |
| 011: | Bldg B Segment B 1st Floor Pick Up |
| 012: | Bldg B Segment B 2nd Floor Delivery & Installation |
| 013: | Bldg B Segment B 2nd Floor Pick Up |
| 014: | Bldg B Segment B 3rd Floor Delivery & Installation |
| 015: | Bldg B Segment B 3rd Floor Pick Up |
| 016: | Bldg B Segment B 4th Floor Delivery & Installation |
| 017: | Bldg B Segment B 4th Floor Pick Up |
| 018: | Bldg C Segment A 1st Floor Delivery & Installation |
| 019: | Bldg C Segment A 1st Floor Pick Up |
| 020: | Bldg C Segment A 2nd Floor Delivery & Installation |
| 021: | Bldg C Segment A 2nd Floor Pick Up |
| 022: | Bldg C Segment A 3rd Floor Delivery & Installation |
| 023: | Bldg C Segment A 3rd Floor Pick Up |
| 024: | Bldg C Segment A 4th Floor Delivery & Installation |
| 025: | Bldg C Segment A 4th Floor Pick Up |
| 026: | Bldg C Segment B 1st Floor Delivery & Installation |
| 027: | Bldg C Segment B 1st Floor Pick Up |
| 028: | Bldg C Segment B 2nd Floor Delivery & Installation |
| 029: | Bldg C Segment B 2nd Floor Pick Up |
| 030: | Bldg C Segment B 3rd Floor Delivery & Installation |
| 031: | Bldg C Segment B 3rd Floor Pick Up |
| 032: | Bldg C Segment B 4th Floor Delivery & Installation |
| 033: | Bldg C Segment B 4th Floor Pick Up |
| 034: | Close out Documentation |

Original Contract Amount: 758260.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Richfield Cabinets Initial OCIP Deduct |
| 002: | Rec Building Resource Room Cabinets |
| 003: | Change in A3 Vanity Cabinets |
| 004: | Upgraded Cabinets |
| 005: | Richfield Cabinets Final OCIP Deduct |

Final Contract Amount with Change Orders: 758260.0000

**Subcontractor Data, By Subcontractor**

**Commercial Wood Products**

**Project Name: Vermont Family Apartments**

**SUBCONTRACTOR: Commercial Wood Products**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:30 p.m. (if required by general contractor to maintain the construction schedule). No additional costs for overtime or premium time shall be allowed or accepted. |
| 002: | This is a “Prevailing Wage” Project. Subcontractor has fully explored the requirements of this project and has included all labor costs associated with those findings. Labor Costs shall include but are not limited to, hourly rates, vacation rates, apprentice training programs, penalties assessed for improper record keeping, etc. |
| 003: | Ownership is seeking LEED Compliance on this project. Refer to LEED for Homes Mid-Rise Checklist information on Sheets A-009 and A-009a for any items that may pertain to your specific trade. All accociated LEED costs are included in this subcontract agreement. |
| 004: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede KCMA Certified Cabinetry Manufacturers written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturer red materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 005: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 006: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 007: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 008: | DELIVERY |
| 009: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, face frames, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 010: | FABRICATION |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Face frames, doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | All lower corner cabinets at kitchens shall have useable corners. |
| 021: | INSTALLATION |
| 022: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 023: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 024: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 025: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 026: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 027: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 028: | Finish: White |
| 029: | Type of Frame: Frameless |
| 030: | Door Style: Flat Panel |
| 031: | Drawer Fronts: Flat Panel |
| 032: | Door & Drawer Pulls: Approx. 5" brushed chrome pull |
| 033: | Crown Molding: Approx. 1-1/2" molding |
| 034: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others |
| 035: | Bread Boards: Two (2) each as required |
| 036: | Kitchen: Wall & base cabinets including rough top with granite by others |
| 037: | Baths: Base cabinets with granite by others. |
| 038: | Hinges: Self-closing, concealed |
| 039: | Cabinet Interior Finish: White melamine |
| 040: | Drawer Guides: Full extension ball bearing |
| 041: | Shelving: Adjustable Upper and Pantries, Fixed at lower |
| 042: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only |
| 043: | Linen finish top: Included |
| 044: | Rough top & rough top sink cut out: Included |
| 045: | Corbels at island countertops: If required |
| 046: | PLAN CHANGES AND CLARIFICATIONS |
| 047: | Appliances to be General Electric Appliances www.geappliances.com |
| 048: | The residential unit appliance package shall be as follows: |
| 049: | Free standing range: JBS15HWW |
| 050: | Hood: JV347HWW |
| 051: | Dishwasher: Energy Star: GSD2300NWW |
| 052: | Refrigerator: GTH18DCXRWW |
| 053: | The recreation room kitchen appliance package shall be as follows: |
| 054: | Dishwasher: Energy Star: TBD |
| 055: | Refrigerator: GTH18DCXRWW |
| 056: | Subcontractor shall supply the following linen and faceframe door openings: |
| 057: | Plan B1: Face frame doors at B1-07 |
| 058: | Plan B4: Face frame door at B4-07 & B4-05 |
| 059: | Plan B5: Face frame doors at B5-07 |
| 060: | Plan C1 & C1c: Face frame doors with linen shelves at C1-09 |
| 061: | Plan C3: Face Frame door with linen shelves at C3-09 |
| 062: | ADA REQUIREMENTS |
| 063: | All cabinets are handicap accessible or upgradeable. It is the responsibility of this Subcontractor to ensure the compliance with all ADA requirements, even if it is not expressed stated in the Plans and Project Specifications. |
| 064: | PROTECTION OF WORK |
| 065: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 066: | PICK UP & CUSTOMER SERVICE |
| 067: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 068: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 069: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 070: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 071: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 072: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 073: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |
| 074: | OPTIONS |
| 075: | The following item(s) are options to this subcontract: |
| 076: | Additional of one (1) finished end at kitchen base cabinet due to elimination of end wall = <$1,274.00.> |
| 077: | Delete face frame doors at above closet openings that indicate a shelf & pole at B1, B4, & B5 = <1,500.00> |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe |
| 003: | Granite countertops |
| 004: | Shelf & pole by others |
| 005: | Local source granite material |
| 006: | Local fabrication of granite material |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | 1st Floor Delivery & Installation |
| 003: | 1st Floor Pick Up |
| 004: | 2nd Floor Delivery & Installation |
| 005: | 2nd Floor Pick Up |
| 006: | 3rd Floor Delivery & Installation |
| 007: | 3rd Floor Pick Up |
| 008: | 4th Floor Delivery & Installation |
| 009: | 4th Floor Pick Up |
| 010: | Club House Kitchen |
| 011: | Close Out Documentation |

Original Contract Amount: 90048.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Delta 3 Cabinets Changes |

Final Contract Amount with Change Orders: 90048.0000

**Subcontractor Data, By Subcontractor**

**Lanz Cabinet Shop, Inc.**

**Project Name: LB + Anaheim Senior Artists Colony**

**SUBCONTRACTOR: Lanz Cabinet Shop, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 002: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 003: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 004: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 005: | DELIVERY |
| 006: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 007: | FABRICATION |
| 008: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 009: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 010: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 011: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 012: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 013: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 014: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 015: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 016: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 017: | INSTALLATION |
| 018: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 019: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 020: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 021: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 022: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 023: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 024: | Finish: Birch |
| 025: | Type of Frame: Frameless |
| 026: | Door Style: Flat Panel |
| 027: | Drawer Fronts: Flat Panel |
| 028: | Door & Drawer Pulls: 6-1/8" brushed steel barrel pull |
| 029: | Crown Molding: Approx. 3" square molding |
| 030: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 031: | Bread Boards: Two (2) polyethylene plastic bread boards as required |
| 032: | Kitchen: Wall & base cabinets ( Rough top & granite by others). |
| 033: | Baths: Base cabinets (Rough top & granite by others). 21" deep standard |
| 034: | Hinges: Self-closing, concealed |
| 035: | Cabinet Interior Finish: white melamine |
| 036: | Drawer Box & Guide: Metabox drawer guide system |
| 037: | Shelving: Adjustable upper, pantries, & lowers. Fixed shelves at corner cabinets. |
| 038: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 039: | Above Refrigerator Cabinet: 12" Deep |
| 040: | Rough top & rough top sink cut out: Included |
| 041: | PROTECTION OF WORK |
| 042: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 043: | PICK UP & CUSTOMER SERVICE |
| 044: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 045: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 046: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 047: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 048: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 049: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 050: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe |
| 003: | Granite countertops |
| 004: | Common Areas other than Theater kitchen |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | 1st Floor Delivery & Installation |
| 003: | 1st Floor Pick Up |
| 004: | 2nd Floor Delivery & Installation |
| 005: | 2nd Floor Pick Up |
| 006: | 3rd Floor Delivery & Installation |
| 007: | 3rd Floor Pick Up |
| 008: | 4th Floor Delivery & Installation |
| 009: | 4th Floor Pick Up |
| 010: | 5th Floor Delivery & Installation |
| 011: | 5th Floor Pick Up |
| 012: | 6th Floor Delivery & Installation |
| 013: | 6th Floor Pick Up |
| 014: | 7th Floor Delivery & Installation |
| 015: | 7th Floor Pick Up |
| 016: | Theater Kitchen Delivery & Install |
| 017: | Theater Kitchen Pick up |
| 018: | Close Out Documentation |

Original Contract Amount: 300000.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Additional Millwork Buyout (Gallery, Lobby Art Studio area cabinets) |
| 002: | Delta 1 Changes (SAC) Casework |

Final Contract Amount with Change Orders: 300000.0000

**Subcontractor Data, By Subcontractor**

**Lanz Cabinet Shop, Inc.**

**Project Name: LB + Anaheim The Annex**

**SUBCONTRACTOR: Lanz Cabinet Shop, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 002: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 003: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 004: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 005: | DELIVERY |
| 006: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 007: | FABRICATION |
| 008: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 009: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 010: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 011: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 012: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 013: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 014: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 015: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 016: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 017: | INSTALLATION |
| 018: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 019: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 020: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 021: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 022: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 023: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 024: | Finish: Birch |
| 025: | Type of Frame: Frameless |
| 026: | Door Style: Flat Panel |
| 027: | Drawer Fronts: Flat Panel |
| 028: | Door & Drawer Pulls: 6-1/8" brushed steel barrel pull |
| 029: | Crown Molding: Approx. 3" square molding |
| 030: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 031: | Bread Boards: Two (2) polyethylene plastic bread boards as required |
| 032: | Kitchen: Wall & base cabinets ( Rough top & granite by others). |
| 033: | Baths: Base cabinets (Rough top & granite by others). 21" deep standard |
| 034: | Hinges: Self-closing, concealed |
| 035: | Cabinet Interior Finish: white melamine |
| 036: | Drawer Box & Guide: Metabox drawer guide system |
| 037: | Shelving: Adjustable upper, pantries, & lowers. Fixed shelves at corner cabinets. |
| 038: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 039: | Above Refrigerator Cabinet: 12" Deep |
| 040: | Rough top & rough top sink cut out: Included |
| 041: | PROTECTION OF WORK |
| 042: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 043: | PICK UP & CUSTOMER SERVICE |
| 044: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 045: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 046: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 047: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 048: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 049: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 050: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe |
| 003: | Granite countertops |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | 3rd Floor Delivery & Installation |
| 003: | 3rd Floor Pick Up |
| 004: | 4th Floor Delivery & Installation |
| 005: | 4th Floor Pick Up |
| 006: | 5th Floor Delivery & Installation |
| 007: | 5th Floor Pick Up |
| 008: | Community Room Delivery & Install |
| 009: | Community Room Pick up |
| 010: | Close Out Documentation |

Original Contract Amount: 67875.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Backcharge for changed cabinet configurations after drywall |
| 002: | Delta 1 Changes (Annex)Casework |

Final Contract Amount with Change Orders: 67875.0000

**Subcontractor Data, By Subcontractor**

**Commercial Wood Products**

**Project Name: Hollywood & Garfield Apartments**

**SUBCONTRACTOR: Commercial Wood Products**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | This is a “Commercial Prevailing Wage” Project with a PLA union labor agreement requirement. Subcontractor has fully explored the requirements of this project and has included all labor costs associated with those findings. Labor Costs shall include but are not limited to, hourly rates, vacation rates, apprentice training programs, penalties assessed for improper record keeping, etc. |
| 002: | Ownership is seeking LEED Silver Certification on this project. All associated LEED items listed in the specifications for this trade are included in this subcontract agreement. |
| 003: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede KCMA Certified Cabinetry Manufacturers written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturer red materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 004: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 005: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 006: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 007: | DELIVERY |
| 008: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, face frames, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 009: | FABRICATION |
| 010: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Face frames, doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 011: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 012: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 013: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 014: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 015: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 016: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 017: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 018: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 019: | All lower corner cabinets at kitchens shall have useable corners. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 026: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 027: | Finish: Maple Spice or Approved Equal |
| 028: | Type of Frame: Windsor Euro Ovelay |
| 029: | Door Style: Coped Shaker Recessed Panel |
| 030: | Drawer Fronts: Flat Panel |
| 031: | Door & Drawer Pulls: Approx. 5-3/4" brushed chrome pull |
| 032: | Crown Molding: Approx. 3/16" x 3/4" scribe |
| 033: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others |
| 034: | Bread Boards: Two (2) each as required |
| 035: | Kitchen: Wall & base cabinets including rough top with granite by others |
| 036: | Baths: Base cabinets including rough top with granite by others. |
| 037: | Hinges: Self-closing, concealed |
| 038: | Cabinet Interior Finish: Wood grain melamine |
| 039: | Drawer Guides: Side mount "euro" white |
| 040: | Shelving: Adjustable Upper and Pantries, Fixed at lower |
| 041: | Finished Backs: Wood grain melamine at uppers, & pantry |
| 042: | Rough top & rough top sink cut out: Included |
| 043: | Corbels at island countertops: If required |
| 044: | PLAN CHANGES AND CLARIFICATIONS |
| 045: | Appliances to be General Electric Appliances www.geappliances.com |
| 046: | The residential unit appliance package shall be as follows: |
| 047: | Free standing range: JBS15HWW |
| 048: | Hood: JV338 |
| 049: | Dishwasher: Energy Star: GSM1800 |
| 050: | Refrigerator: GTH18DC |
| 051: | This subcontract includes the following public areas: |
| 052: | Room # / Room Name / Description |
| 053: | 105 / Workroom / Open Shelving above countertop by others |
| 054: | 108 / Library / Bookcase with fixed shelves |
| 055: | 231 / Entry / Bottom cabinets with adjustable shelves & open fixed shelves above & center display case with wood top |
| 056: | 231 / Entry / Open display case with finish back panel & wood top |
| 057: | 232 / TV Lounge / Drywall base with open fixed shelves above & wood top |
| 058: | 233 / Community Room / Casework |
| 059: | 240 / Community Kitchen / Casework |
| 060: | 334 / Art Studio / Casework |
| 061: | ADA REQUIREMENTS |
| 062: | All cabinets are handicap accessible or upgradeable. It is the responsibility of this Subcontractor to ensure the compliance with all ADA requirements, even if it is not expressed stated in the Plans and Project Specifications. |
| 063: | PROTECTION OF WORK |
| 064: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 065: | PICK UP & CUSTOMER SERVICE |
| 066: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 067: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 068: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 069: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 070: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 071: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 072: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe |
| 003: | Granite countertops |
| 005: | PLAM Countertops by others |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal & Shop Drawings |
| 002: | 1st Floor Delivery & Installation |
| 003: | 1st Floor Pick Up |
| 004: | 2nd Floor Delivery & Installation |
| 005: | 2nd Floor Pick Up |
| 006: | 3rd Floor Delivery & Installation |
| 007: | 3rd Floor Pick Up |
| 008: | 4th Floor Delivery & Installation |
| 009: | 4th Floor Pick Up |
| 010: | 5th Floor Delivery & Installation |
| 011: | 5th Floor Pick Up |
| 012: | Community Space Casework - 1st Floor |
| 013: | Community Space Casework - 2nd Floor |
| 014: | Community Space Casework - 2rd Floor |
| 015: | Close out Documentation |

Original Contract Amount: 274966.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Deduct for Common Area Cabinets |

Final Contract Amount with Change Orders: 274966.0000

**Subcontractor Data, By Subcontractor**

**Cabinets 2000, Inc.**

**Project Name: Archstone Santa Clarita**

**SUBCONTRACTOR: Cabinets 2000, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. (if required by General Contractor to maintain construction schedule). No additional costs for overtime or premium time shall be accepted. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 004: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 006: | ADA COMPLIANCE |
| 007: | Subcontractor is responsible to adhere to all ADA required clearances and requriements. |
| 008: | DELIVERY |
| 009: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 010: | FABRICATION |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 3/4" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS - RESIDENTIAL UNITS |
| 026: | Finish: Thermofoil / Chocolate Pear |
| 027: | Type of Frame: Frameless |
| 028: | Door & Drawer Style: Flat Panel |
| 029: | Door & Drawer Pulls: 7" satin nickel bar pull |
| 030: | Crown Molding: Approx. 2-3" square molding |
| 031: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 032: | Bread Boards: Two (2) bread boards as required |
| 033: | Kitchen: Wall & base cabinets + Rough Top (Countertop by others). |
| 034: | Baths: Base cabinets + (Countertop by others). 21" deep standard |
| 035: | Hinges: Self-closing, concealed |
| 036: | Drawer Guide: Euro side mount |
| 037: | Cabinet Interior Finish: White vinyl laminate |
| 038: | Shelving: Adjustable with one (1) fixed shelf at pantry |
| 039: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 040: | Above Refrigerator Cabinet: 12" Deep |
| 041: | Trash/Recycle Pull outs: Included |
| 042: | Rough top & rough top sink cut out: Included |
| 043: | PRODUCT AND MATERIAL SPECIFICATIONS - LEASING/CLUB HOUSE |
| 044: | Location: Filing / Supply/Work Area / Break Room |
| 045: | Finish: Thermofoil / White |
| 046: | Type of Frame: Frameless |
| 047: | Door & Drawer Style: Raised Panel |
| 048: | Door & Drawer Pulls: TBD |
| 049: | Crown Molding: Approx. 3" square molding |
| 050: | Hinges: Self-closing, concealed |
| 051: | Cabinet Interior Finish: White melamine |
| 052: | Drawer Guides: Full Extension ball bearing |
| 053: | PROTECTION OF WORK |
| 054: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 055: | PICK UP & CUSTOMER SERVICE |
| 056: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 057: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 058: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 059: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 060: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 061: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 062: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | The following item(s) are excluded from this Subcontract: |
| 002: | Installation of base shoe |
| 003: | Granite countertops |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Approved Submittal |
| 002: | Building #1 Delivery & Installation |
| 003: | Building #1 Pick Up |
| 004: | Building #2 Delivery & Installation |
| 005: | Building #2 Pick Up |
| 006: | Building #3 Delivery & Installation |
| 007: | Building #3 Pick Up |
| 008: | Building #4 Delivery & Installation |
| 009: | Building #4 Pick Up |
| 010: | Building #5 Delivery & Installation |
| 011: | Building #5 Pick Up |
| 012: | Building #6 Delivery & Installation |
| 013: | Building #6 Pick Up |
| 014: | Building #7 Delivery & Installation |
| 015: | Building #7 Pick Up |
| 016: | Building #8 Delivery & Installation |
| 017: | Building #8 Pick Up |
| 018: | Building #9 Delivery & Installation |
| 019: | Building #9 Pick Up |
| 020: | Building #10 Delivery & Installation |
| 021: | Building #10 Pick Up |
| 022: | Building #11 Delivery & Installation |
| 023: | Building #11 Pick Up |
| 024: | Building #12 Delivery & Installation |
| 025: | Building #12 Pick Up |
| 026: | Building #13 Delivery & Installation |
| 027: | Building #13 Pick Up |
| 028: | Building #14 Delivery & Installation |
| 029: | Building #14 Pick Up |
| 030: | Building #15 Delivery & Installation |
| 031: | Building #15 Pick Up |
| 032: | Building #16 Delivery & Installation |
| 033: | Building #16 Pick Up |
| 034: | Building #17 Delivery & Installation |
| 035: | Building #17 Pick Up |
| 036: | Building #18 Delivery & Installation |
| 037: | Building #18 Pick Up |
| 038: | Building #19 Delivery & Installation |
| 039: | Building #19 Pick Up |
| 040: | Building #20 Delivery & Installation |
| 041: | Building #20 Pick Up |
| 042: | Building #21 Delivery & Installation |
| 043: | Building #21 Pick Up |
| 044: | Building #22 Delivery & Installation |
| 045: | Building #22 Pick Up |
| 046: | Building #23 Delivery & Installation |
| 047: | Building #23 Pick Up |
| 048: | Building #24 Delivery & Installation |
| 049: | Building #24 Pick Up |
| 050: | Building #25 Delivery & Installation |
| 051: | Buildign #25 Pick Up |
| 052: | Building #26 Delivery & Installation |
| 053: | Building #26 Pick Up |
| 054: | Building #27 Delivery & Installation |
| 055: | Building #27 Pick Up |
| 056: | Building #28 Delivery & Installation |
| 057: | Building #28 Pick Up |
| 058: | Building #29 Delivery & Installation |
| 059: | Building #29 Pick Up |
| 060: | Building #30 Delivery & Installation |
| 061: | Building #30 Pick Up |
| 062: | Building #31 Delivery & Installation |
| 063: | Building #31 Pick Up |
| 064: | Recreation/Leasing Facility Delivery & Installation |
| 065: | Recreation/Leasing Facility Pick Up |
| 066: | Close out Documentation |

Original Contract Amount: 425820.0000

**Change Orders**

|  |  |
| --- | --- |
| 001: | Cabinets 2000 Inc. - OCIP Deduct |
| 002: | Building 25 cabinets damaged by water |
| 003: | Cabinets 2000 Final OCIP deduct |

Final Contract Amount with Change Orders: 425820.0000

**Subcontractor Data, By Subcontractor**

**Cabinets 2000, Inc.**

**Project Name: Mission Gorge**

**SUBCONTRACTOR: Cabinets 2000, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

|  |  |
| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. (if required by General Contractor to maintain construction schedule). No additional costs for overtime or premium time shall be accepted. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 004: | Subcontractor to coordinate all required backing locations with Contractor in writing before rough framing starts, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. Installation of this subcontractor's work confirms acceptenceof the substrate. Additional costs therefore will be the responsibility of the subcontractor |
| 006: | ADA COMPLIANCE |
| 007: | Subcontractor is responsible to adhere to all ADA required clearances and requriements. |
| 008: | DELIVERY |
| 009: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 010: | FABRICATION |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk (filled to match). |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 3/4" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS - RESIDENTIAL UNITS |
| 026: | FLOORS 1-3 |
| 027: | Finish: Thermofoil / White |
| 028: | Type of Frame: Frameless |
| 029: | Door & Drawer Style: Shaker |
| 030: | Door & Drawer Pulls: 7" satin nickel bar pull |
| 031: | Crown Molding: Approx. 2-3" square molding |
| 032: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 033: | Bread Boards: Two (2) bread boards as required |
| 034: | Kitchen: Wall & base cabinets + Rough Top (Countertop by others). |
| 035: | Baths: Base cabinets + (Countertop by others). 21" deep standard |
| 036: | Hinges: Self-closing, concealed |
| 037: | Drawer Guide: Euro side mount |
| 038: | Cabinet Interior Finish: White vinyl laminate |
| 039: | Shelving: Adjustable with one (1) fixed shelf at pantry |
| 040: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 041: | Above Refrigerator Cabinet: 12" Deep |
| 042: | Trash/Recycle Pull outs: Included |
| 043: | Rough top & rough top sink cut out: Included |
| 044: | 4TH FLOOR & TOWNHOUSE UNITS |
| 045: | Finish: Thermofoil / Chocolate Pear |
| 046: | Type of Frame: Frameless |
| 047: | Door & Drawer Style: Shaker |
| 048: | Door & Drawer Pulls: 7" satin nickel bar pull |
| 049: | Crown Molding: Approx. 2-3" square molding |
| 050: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 051: | Bread Boards: Two (2) bread boards as required |
| 052: | Kitchen: Wall & base cabinets + Rough Top (Countertop by others). |
| 053: | Baths: Base cabinets + (Countertop by others). 21" deep standard |
| 054: | Hinges: Self-closing, concealed |
| 055: | Drawer Guide: Euro side mount |
| 056: | Cabinet Interior Finish: White vinyl laminate |
| 057: | Shelving: Adjustable with one (1) fixed shelf at pantry |
| 058: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 059: | Above Refrigerator Cabinet: 12" Deep |
| 060: | Trash/Recycle Pull outs: Included |
| 061: | Rough top & rough top sink cut out: Included |
| 062: | PRODUCT AND MATERIAL SPECIFICATIONS - LEASING |
| 063: | Location: Filing / Supply/Work Area / Break Room |
| 064: | Finish: Thermofoil / White |
| 065: | Type of Frame: Frameless |
| 066: | Door & Drawer Style: Shaker |
| 067: | Door & Drawer Pulls: Brushed Satin Nickel knob as per AJ Interior Specifications |
| 068: | Crown Molding: Approx. 3" square molding |
| 069: | Hinges: Self-closing, concealed |
| 070: | Cabinet Interior Finish: White melamine |
| 071: | Drawer Guides: Full Extension ball bearing |
| 072: | PRODUCT AND MATERIAL SPECIFICATIONS - PET CARE AMENITY TRASH CABINETS |
| 073: | Location: Pet Care Amenity |
| 074: | Finish: Laminate / Wilsonart /Desert Zephyr 4841-60 |
| 075: | Type of Frame: Frameless |
| 076: | Door & Drawer Style: Flat Slab |
| 077: | Door & Drawer Pulls: Brushed Satin Nickel knob as per AJ Interior Specifications |
| 078: | Crown Molding: Approx. 3" square molding |
| 079: | Hinges: Self-closing, concealed |
| 080: | Cabinet Interior Finish: White melamine - No shelves/Open Space for wastebasket (wastebaskets provided by others) |
| 081: | Drawer Guides: Full Extension ball bearing |
| 082: | PROTECTION OF WORK |
| 083: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 084: | PICK UP & CUSTOMER SERVICE |
| 085: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 086: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 087: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 088: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 089: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 090: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 091: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

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| --- | --- |
| 001: | Upgraded Cabinetry - Mountain Larch Capuccino flat slab doorstyle w/bar pulls |

**Exclusions**

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| --- | --- |
| 001: | Base shoe installation |
| 002: | Quartz countertops |

**Schedule of Values**

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| --- | --- |
| 001: | Cabinets |

Original Contract Amount: 1207990.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**CWP Cabinets, Inc.**

**Project Name: Pacific Avenue Arts Colony**

**SUBCONTRACTOR: CWP Cabinets, Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

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| --- | --- |
| 001: | This is a “Prevailing Wage” Project, subcontractor has fully explored the requirements of this project and has included all labor costs associated with those findings. Labor Costs shall include but are not limited to, hourly rates, vacation rates, apprentice training programs, penalties assessed for improper record keeping, etc. |
| 002: | Ownership is seeking LEED Silver Certification on this project. All associated LEED items listed in the specifications for this trade are included in this subcontract agreement. |
| 003: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede KCMA Certified Cabinetry Manufacturers written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturer red materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 004: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. Subcontractor shall also verify if additional backing is needed to insure proper installation. All costs for sink and appliance cutouts are included and considered part of this Contract. |
| 005: | Subcontractor to coordinate with Contractor in writing at or before rough framing all required backing locations, which will be installed by others. |
| 006: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing is provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. |
| 007: | Subcontractor shall deliver directly to and install in each unit, all required wall cabinets, base cabinets, bathroom cabinets, face frames, and linens, if applicable. Subcontractor shall be responsible for delivery F.O.B. the jobsite and storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractor. |
| 008: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Face frames, doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk. |
| 009: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 010: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 011: | All shelving, solid and adjustable, shall be 5/8" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 012: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 013: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 014: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 015: | Contractor has determined that corbels are required at certain high bar locations, said corbels shall be screwed through the backs and down through plywood rough top. |
| 016: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 017: | All lower corner cabinets at kitchens shall have useable corners. |
| 018: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 019: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 020: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 021: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 022: | PRODUCT AND MATERIAL SPECIFICATIONS |
| 023: | In the event of manufacturing model changes and/or discontinuation of specified products covered by this agreement, Subcontractor shall notify Contractor of the changes in writing. Model number cross-references shall be provided as part of the written notification. Authorization to substitute products must be evidenced by a change order to this contract. |
| 024: | Finish: Painted White |
| 025: | Door Style: Flat Full overlay |
| 026: | Drawer Fronts: Flat Panel |
| 027: | Door & Drawer Pulls: Approx. 5" brushed chrome pull |
| 028: | Crown Molding: 1 1/2" Ogee |
| 029: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others |
| 030: | Bread Boards: Two (2) each as required |
| 031: | Kitchen: Wall & base cabinets including rough top with granite by others |
| 032: | Baths: Base cabinets including rough top with granite by others. |
| 033: | Hinges: Self-closing, concealed |
| 034: | Cabinet Interior Finish: White Vinyl |
| 035: | Drawer Guides: full extention |
| 036: | Shelving: Adjustable Upper and Pantries, Fixed at lower |
| 037: | Rough top & rough top sink cut out: Included 5/8" plywood |
| 038: | This subcontract includes the following public areas: |
| 039: | Community Kitchen 2nd floor |
| 040: | Exercise room 2nd floor |
| 041: | Art Studio 1st floor |
| 042: | All cabinets are handicap accessible or upgradeable. It is the responsibility of this Subcontractor to ensure the compliance with all ADA requirements, even if it is not expressed stated in the Plans and Project Specifications. |
| 043: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 044: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 045: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 046: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 047: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 048: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas broom clean and acceptable by Project Superintendent. |
| 049: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 050: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

**Schedule of Values**

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| --- | --- |
| 001: | Submittals |
| 002: | A1 plans |
| 003: | A2 plans |
| 004: | B1-B2 plans |
| 005: | B4 plan |
| 006: | B5 plan |
| 007: | B6A, B6B, B3A-B3D plans |
| 008: | C1A, C1B, C2A-C2C, C3A, C3B, C5 plans |
| 009: | C4A, C4B plans |
| 010: | C6A, C6B plans |
| 011: | Common Area |
| 012: | Closeout |

Original Contract Amount: 99389.0000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Ultra Built Kitchens Inc.**

**Project Name: 685 New Hampshire**

**SUBCONTRACTOR: Ultra Built Kitchens Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

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| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. (if required by General Contractor to maintain construction schedule). No additional costs for overtime or premium time shall be accepted. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 004: | Subcontractor to coordinate all required backing locations with Contractor in writing before rough framing starts, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. Installation of this subcontractor's work confirms acceptenceof the substrate. Additional costs therefore will be the responsibility of the subcontractor |
| 006: | ADA COMPLIANCE |
| 007: | Subcontractor is responsible to adhere to all ADA required clearances and requriements. |
| 008: | DELIVERY |
| 009: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 010: | FABRICATION |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk (filled to match). |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 3/4" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS - RESIDENTIAL UNITS |
| 026: | Finish: Laminate / White |
| 027: | Type of Frame: Frameless |
| 028: | Door & Drawer Style: Slab |
| 029: | Door & Drawer Pulls: 7" satin nickel bar pull |
| 030: | Crown Molding: Approx. 2-3" square molding |
| 031: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 032: | Bread Boards: Two (2) bread boards as required |
| 033: | Kitchen: Wall & base cabinets + Rough Top (Countertop by others). |
| 034: | Baths: Base cabinets + (Countertop by others). 21" deep standard |
| 035: | Hinges: Self-closing, concealed |
| 036: | Drawer Guide: Euro side mount |
| 037: | Cabinet Interior Finish: White vinyl laminate |
| 038: | Shelving: Adjustable with one (1) fixed shelf at pantry |
| 039: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 040: | Above Refrigerator Cabinet: 12" Deep |
| 041: | Trash/Recycle Pull outs: Included |
| 042: | Rough top & rough top sink cut out: Included |
| 043: | PROTECTION OF WORK |
| 044: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 045: | PICK UP & CUSTOMER SERVICE |
| 046: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 047: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 048: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 049: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 050: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 051: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 052: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

**Exclusions**

|  |  |
| --- | --- |
| 001: | Quartz Countertops |

**Schedule of Values**

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| 001: | Cabinets |

Original Contract Amount: 311940.5000

**Change Orders**

**Subcontractor Data, By Subcontractor**

**Ultra Built Kitchens Inc.**

**Project Name: 680 Berendo**

**SUBCONTRACTOR: Ultra Built Kitchens Inc.**TRADE: Cabinets

**Project Specific Scope of Work**

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| --- | --- |
| 001: | Subcontractors shall work at jobsite Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 5:00 p.m. (if required by General Contractor to maintain construction schedule). No additional costs for overtime or premium time shall be accepted. |
| 002: | In general, cabinetry fabrication, pre-finishing, assembly, and installation shall conform to or supersede W.I.C. written guidelines. Cabinetry shall be installed true, square, plumb, level, and firmly anchored for a long life under hard use. Any manufacturered materials (ie. hinges, screws, guides, plywood, particle board, hardboard, melamine, etc. shall be handled and installed pursuant to manufacturer's requirements and instructions for that specific use and confirm to Project Specification requirements. |
| 003: | Before field measuring and prior to manufacturing, Subcontractor shall verify with the Project Superintendent all dimensions for (i) appliance openings, (ii) range vents, (iii) plumbing lavatory and sink sizes, (iv)convenience outlets, (v) dishwasher service, (vi) soffits, (vii) HVAC and electrical lines, (viii) and any other possible trade needing coordination. All costs for sink and appliance cutouts are included and considered a part of this Contract. |
| 004: | Subcontractor to coordinate all required backing locations with Contractor in writing before rough framing starts, which will be installed by others. |
| 005: | Subcontractor is responsible at the time of measurements to check floors, walls, ceilings and soffits to which cabinets attach and/or abut to, for level and straight substrate. Subcontractor to verify at this time that proper backing was provided for cabinet installation. Subcontractor shall notify Contractor's Superintendent of all concerns and/or deficiencies in writing prior to installation. Installation of this subcontractor's work confirms acceptenceof the substrate. Additional costs therefore will be the responsibility of the subcontractor |
| 006: | ADA COMPLIANCE |
| 007: | Subcontractor is responsible to adhere to all ADA required clearances and requriements. |
| 008: | DELIVERY |
| 009: | Subcontractor shall deliver and spread all cabinets and related components to the individual units. Subcontractor shall be responsible for storage of cabinets and materials, until said items are installed. In the process of distributing materials, Subcontractor shall not store or stack his materials in any manner that may hinder or increase the work of any other Subcontractors. |
| 010: | FABRICATION |
| 011: | All cabinet work shall be thoroughly sanded, securely screwed and glued. Doors and drawer faces shall be free of stains. Sharp edges shall be eased and all surfaces shall be pre-finished prior to job delivery and installation. All nails and screws shall be firmly set and countersunk (filled to match). |
| 012: | All cabinets shall be pre-finished prior to delivery to jobsite. |
| 013: | Toe kick veneer shall compliment the cabinet finish. Toe kicks shall fit tight to all walls. |
| 014: | All shelving, solid and adjustable, shall be 3/4" installed tight to walls. Gaps greater than 1/8" will not be accepted. Shelving and cabinets shall be free of defects, voids, chips and imperfections, tightly butted together with applied molding at the leading edge or a factory pressure filled edge as approved by Contractor. |
| 015: | Subcontractor shall furnish and install all necessary trim and scribe molding. |
| 016: | All bottoms of upper cabinets, which are exposed (above eye level) such as cabinet uppers and refrigerator uppers shall be filled, no gaps or openings. |
| 017: | Subcontractor shall furnish and install door silencers, ie. Silicone pads, for all cabinet doors and drawers. |
| 018: | Contractor has determined that corbels are required, said corbels shall be screwed through the backs and down through plywood rough top. |
| 019: | Subcontractor shall supply matching base shoe for all kitchen, bathroom, and vanity cabinets, to be installed by others. |
| 020: | INSTALLATION |
| 021: | Subcontractor's work shall be installed pursuant to the best trade practices, scribed to the wall or neatly fitted with approved scribe molding. Cabinets shall be square, level, and plumb within ¼" in 10 feet in any direction. |
| 022: | Fasteners must not be over used or long enough to damage utilities hidden within walls. |
| 023: | Subcontractor shall install kitchen cabinets so that there is a minimum 18" between the bottom of the cabinet uppers and the finished countertop height. |
| 024: | Subcontractor shall install a hanger/stiff back or cleat under counter top where return cabinets meet in corners, to support the countertop weight. |
| 025: | PRODUCT AND MATERIAL SPECIFICATIONS - RESIDENTIAL UNITS |
| 026: | Finish: Laminate / White |
| 027: | Type of Frame: Frameless |
| 028: | Door & Drawer Style: Slab |
| 029: | Door & Drawer Pulls: 7" satin nickel bar pull |
| 030: | Crown Molding: Approx. 2-3" square molding |
| 031: | Base Shoe: Color pre-finished to match cabinets (case to case bases). Installed by others. |
| 032: | Bread Boards: Two (2) bread boards as required |
| 033: | Kitchen: Wall & base cabinets + Rough Top (Countertop by others). |
| 034: | Baths: Base cabinets + (Countertop by others). 21" deep standard |
| 035: | Hinges: Self-closing, concealed |
| 036: | Drawer Guide: Euro side mount |
| 037: | Cabinet Interior Finish: White vinyl laminate |
| 038: | Shelving: Adjustable with one (1) fixed shelf at pantry |
| 039: | Finished Backs: White melamine at uppers, pantry, & linen cabinets only. |
| 040: | Above Refrigerator Cabinet: 12" Deep |
| 041: | Trash/Recycle Pull outs: Included |
| 042: | Rough top & rough top sink cut out: Included |
| 043: | PROTECTION OF WORK |
| 044: | Cabinets delivered during rainy weather shall be free of water spots. No knots, pitch pockets or other defects shall be allowed. |
| 045: | PICK UP & CUSTOMER SERVICE |
| 046: | Subcontractor shall be responsible for all pickup as related to this trade. |
| 047: | Subcontractor shall respond within 48 hour notice to proceed with any pickup by Contractors 's Superintendent. |
| 048: | Should Subcontractor remove any other trades clips, braces, dotty plates, straps, lights or boxes during this operation, these items will be replaced correctly or Subcontractor will be responsible for that cost if replaced by others. |
| 049: | Subcontractor shall provide all labor and equipment to remove and replace any unacceptable materials at no cost to Contractor. |
| 050: | Subcontractor shall correct any discrepancies in his work and leave the insides of cabinets and surrounding areas clean and acceptable by Project Superintendent. |
| 051: | Before acceptance of cabinets by Contractor and prior to Owner walk through, Subcontractor shall have all pick-up work complete; such as alignment and adjustment of tall doors and drawers, replacement of any damaged or defective rollers and guides, replacement of any warped or bowed doors, repair and touch-up of any chips, scratches, dents etc., and a complete installation of any missing materials, molding, trim scribe moldings, hardware, hinges, etc. |
| 052: | Subcontractor understands and agrees to perform customer service work for one (1) year from Notice of Completion relating to materials and/or workmanship. |

**Alternates**

|  |  |
| --- | --- |
| 001: | Textured Dakor line - upgraded cabinetry |

**Exclusions**

|  |  |
| --- | --- |
| 001: | Quartz Countertops |

**Schedule of Values**

|  |  |
| --- | --- |
| 001: | Cabinets |

Original Contract Amount: 293974.0000

**Change Orders**