

# CS-21-02-07 - Pines Place Cabinet Project #4

## Project Overview

Project Details	
<b>Reference ID</b>	CS-21-02-07
<b>Project Name</b>	Pines Place Cabinet Project #4
<b>Project Owner</b>	Byron Granda Paez
<b>Project Type</b>	ITQ
<b>Department</b>	Procurement
<b>Budget</b>	\$0.00 - \$0.00
<b>Project Description</b>	The City of Pembroke Pines is seeking PRICING and a TIMELINE from the pool of vendors, to supply and install BOTTOM KITCHEN CABINETS ONLY, in accordance with the terms, conditions, and specifications contained in the GENERAL SCOPE OF WORK
<b>Open Date</b>	Mar 29, 2023 6:00 PM EDT
<b>Intent to Bid Due</b>	Apr 06, 2023 6:00 PM EDT
<b>Close Date</b>	Apr 06, 2023 6:00 PM EDT



**CS-21-02-07 “Pines Place Cabinet Project #4”**

**PROJECT SPECIFICATIONS**

**1. Specifications**

The City of Pembroke Pines is seeking **PRICING** and a **TIMELINE** from the pool of vendors, to supply and install **BOTTOM KITCHEN CABINETS ONLY**, in accordance with the terms, conditions, and specifications contained in the **GENERAL SCOPE OF WORK** for the following apartments:

Facility	Building/Address	Apartment Unit Number	Apartment Description	APT Type
Pines Place Residences	Tower I 8103 S. Palm Drive, Pembroke Pines, FL 33025	Tower I - 213	Small 1 Bed	B
		Tower I - 219	Small 1 Bed	B
		Tower I - 338	Small 1 Bed	B
		Tower I - 535	Small 1 Bed	B
	Tower II 8210 Florida Drive, Pembroke Pines, FL 33025	Tower II - 109	Large 2 Bed	E
		Tower II - 302	Small 1 Bed	B
		Tower II - 418	Small 1 Bed	B
		Tower II - 509	Large 2 Bed	E
		Tower II - 511	Large 2 Bed	E
	Tower III 8203 S. Palm Drive, Pembroke Pines, FL 33025	Tower III - 103	Small 1 Bed	B

**2. Timeline**

The City is requesting for this project to be completed within 15 business days from the issuance of the Purchase Order.

The City shall prioritize project awards by price, availability, and turnaround time. In the event the lowest priced firm in the pool of contractors does not have the capacity or ability to accomplish a project within the required time frame, the City shall move to engage the next lowest priced CONTRACTOR with adequate availability and acceptable turnaround time.

**NOTE: Should a CONTRACTOR decline to bid on two projects within a twelve-month period, their contract may be terminated, at the sole discretion of the CITY.**

**3. Site Visits**

To schedule a site visit for this project, please contact the Pines Place Property Manager, Karen Trent, at (954) 965-6240 or [ktrent@ppines.com](mailto:ktrent@ppines.com).



## **GENERAL SCOPE OF WORK**

To assist bidders, the City is providing this document, which contains a summary of the General Scope of Work, and related information that was originally included in **RFQ # CS-21-02** **“Kitchen & Bathroom Cabinet Fabrication & Installation for the Housing Division.”**

### **1. SCOPE OF WORK**

As in all apartment complexes, the floor plan dimensions from apartment to apartment may vary slightly. CONTRACTOR is responsible for field verifying the measurements of each unit before ordering and manufacturing of materials to assure proper fit at installation.

Existing cabinet and top configurations may vary from the design documents. In all such cases, the new cabinets and tops shall match the design documents (**See Pines Place Housing Plans and/or Pines Point Housing Plans**).

#### **1.1 CABINETS AND VANITIES**

The CONTRACTOR shall supply all required expertise, labor, tools, equipment, materials, and services required to provide a complete cabinet and vanity installation in accordance with the approved plans, specifications and interior finish schedules, City and Municipal codes and regulations and satisfactory to the CITY. The work shall include, but shall not necessarily be limited to, the following:

1. The CONTRACTOR shall prepare shop drawings for each unit type based on the architectural layouts. Such shop drawings shall be submitted to the CITY’s PROJECT MANAGER for approval. No manufacturing of the cabinets and vanities shall commence until the shop drawings have been approved and returned to the CONTRACTOR.
2. The CONTRACTOR shall provide all cabinets and vanities for all units in accordance with the plans and specifications, highest quality and workmanship standards and to the satisfaction of the CITY.
3. The dishwashers in all units are being removed as they become inoperable, or when the cabinets are replaced. CONTRACTOR’s bid submittals shall allow for a 24” base cabinet in lieu of leaving a space for a dishwasher.
4. The CONTRACTOR shall remove any existing kitchen or bathroom plumbing and leave onsite for CITY. CONTRACTOR shall remove cabinets, vanity and tops from Pines Point and Pines Place and shall properly dispose of materials from both locations in the dumpster provided at Pines Place: 8210 Florida Drive, Pembroke Pines, FL 33025.
5. The CONTRACTOR shall site measure each unit to ensure that the dimensions will be compatible with the approved cabinet layouts. Any variances are to be immediately reported to the CITY’s PROJECT MANAGER.



6. The CONTRACTOR shall confirm that all electrical within the cabinet layout is correctly positioned for the purpose intended. Any variances are to be immediately reported to the CITY's PROJECT MANAGER.
7. The CONTRACTOR shall confirm that all roughed-in plumbing for kitchen sinks, vanity basins and toilets are correctly positioned for the purpose intended. Any variances are to be immediately reported to the CITY's PROJECT MANAGER.
8. The CONTRACTOR shall confirm that all cabinets and vanities within each unit will be installed so as not to project into the area required for door jambs and casings. Any variances are to be immediately reported to the CITY's PROJECT MANAGER.
9. The CONTRACTOR shall provide all cut outs for plumbing and electrical trades as required and seal around all cabinet penetrations.
10. All cabinets to be installed to allow for equal sized fillers where possible. Include all filler and joiner strips for cabinet faces for a tight fit to all adjacent surfaces. All exposed edges of cabinet material to be edge taped and sealed. Include all filler under upper cabinets as required, matching color caulking, and toe kick installed and sealed as needed.
11. The CONTRACTOR shall design and manufacture the cabinets and vanities with adequate support for all quartz countertops including projecting countertops such as eating bars or vanity pork chops not directly supported by a cabinet.
12. The CONTRACTOR shall ensure that all wall-hung cabinets are attached directly to the framing members and shall install white plastic caps over all supporting screws on the inside of wall hung cabinets.
13. The CONTRACTOR shall complete with all base cabinets, uppers, backs, gables, cabinet tops and bottoms, base kicks toe kicks, cabinet shelving, adjustable shelving, doors and drawer fronts and all accessories. Such as, drawer hardware and slides, door and drawer handles etc. all for a complete installation. Cabinet gables will be the same finish as the cabinet door.
14. Following the complete installation of all Cabinets, Vanities and Counter tops for each unit, the CONTRACTOR shall inspect each installation to ensure all:
  - a. Cabinets, Vanities are complete
  - b. Cabinet and Vanity adjustable shelving has been installed
  - c. Cabinet and Vanity drawers operate smoothly
  - d. Cabinet and Vanity doors have been installed plumb and are properly adjusted



- e. All required Cabinet, Vanity and Counter Top touch-ups have been completed
- f. Caulking has been completed all around cabinetry and backsplash to wall and countertops

15. The CONTRACTOR shall fill and/or touch-up any minor imperfections or damage on the finished cabinets and vanities following installation to ensure a high quality “furniture” finished product.

## **1.2 CABINET SPECIFICATIONS**

1. All cabinet boxes are to be frameless and constructed of  $\frac{3}{4}$ ” (three quarter inch) plywood glued and screwed.
  - a. The sides and bottom shall be of  $\frac{3}{4}$ ” (three quarter inch) plywood construction with white HPL interior.
  - b. The back shall be  $\frac{1}{4}$ ” (one quarter inch) finished plywood, dadoed into sides and bottom.
  - c. Exterior edges to be banded in coordinating color depending on apartment location
2. Doors to be  $\frac{3}{4}$ ” (three quarter inch) plywood.
  - a. Interior finished with white HPL.
  - b. Door faces to be laminated on outside and edge banded with Wilsonart # 7957K-78 or Wilsonart # 6206-43 depending on apartment location.
  - c. Hinges to Blum type 70M2550.TL 100 Degree CLIP Hinge, Free Swing, Full Overlay
3. Drawer Boxes are to be constructed of  $\frac{1}{2}$ ” plywood with finished interior glued and box nailed.
  - a. Bottoms shall be dadoed in all 4 sides. Bottoms to be  $\frac{1}{4}$ ” (one quarter inch) finished plywood.
4. Drawer faces are to be  $\frac{3}{4}$ ” (three quarter inch) plywood finished and edge banded with coordinating color depending on apartment location.
5. Drawer guides to be soft close 20 in. Full Extension Side Mount Ball Bearing Drawer Slide.
6. All door and drawers to be fitted with Richelieu Functional Steel Pull – 332 PN: 33205195.
7. Shelving for all cabinets to be  $\frac{3}{4}$ ” plywood finished both sides with white HPL and edge banded with matching color.
  - a. Shelving to be adjustable via metal shelf pins.



8. Time is considered to be of the essence and the CONTRACTOR agrees not to cause undue delay to the CITY's PROJECT MANAGER's schedule of construction.

### **1.3 GENERAL CONDITIONS**

#### **1.3.1 WORK**

The term "Work" includes all labor, materials, equipment and services required of the CONTRACTOR, as shown, described or inferred in the Contract Documents. The CONTRACTOR is only to use its own forces and/or CITY / CITY's PROJECT MANAGER approved sub-trades to undertake the Work. The CONTRACTOR may not sub out further work without the prior written consent of the CITY's PROJECT MANAGER, such consent to be granted at the discretion of the CITY.

#### **1.3.2 PERFORMANCE STANDARDS, LICENSES, AND INSPECTIONS**

The CONTRACTOR agrees to do all work in accordance with the plans, specifications, and performance standards and in accordance with good building practice, any and all city, county and federal laws and codes pertaining thereto and to the satisfaction of the CITY. The CONTRACTOR further agrees to obtain all licenses required in connection with his work and to inform the CITY's PROJECT MANAGER of the date and time work will be ready for inspection as well as nature of the inspection.

#### **1.3.3 GENERAL SITE MAINTENANCE**

1. The CONTRACTOR shall clean up, remove, and dispose of all debris associated with this work to the dumpster provided by CITY. Maintain cleanliness of the property at all times.
2. All work, including start-up of equipment, is to be performed during regular working hours as specified by the CITY's PROJECT MANAGER, unless approved otherwise.
3. The CONTRACTOR is responsible for protecting the work of other trades from any damage caused by CONTRACTOR's own work forces.

#### **1.3.4 GENERAL RESPONSIBILITIES**

1. The CONTRACTOR is responsible to familiarize themselves with the site and point out any potential problems before starting the job.



2. The CONTRACTOR shall be responsible to supply and maintain all required temporary lighting and/or extension cords required to perform his work. The CITY shall provide an electrical service within CONTRACTOR's work area.
3. The awarding of this Contract shall be based on the assurance that adequate, qualified manpower will be provided to carry out this scope of work, and work will be commenced and completed as per the Project Schedule, as revised from time to time by the CITY'S PROJECT MANAGER.
4. Provide all necessary equipment and personnel required for off-loading handling and distribution of the CONTRACTOR's materials.
5. Provide additional labor for overtime and Saturday work as required from time to time to comply with Project Schedule at no additional cost to the CITY.
6. Provide all necessary temporary facilities necessary to carry out this work. Obtain permission from the CITY's PROJECT MANAGER prior to locating any temporary facilities on site. Erection of any sign on the site by the CONTRACTOR or its Sub-CONTRACTORS is not allowed without permission from the CITY's PROJECT MANAGER.
7. Cooperate with other trades to ensure a smooth and safe flow of work. Provide a plan detailing sequencing of work to the CITY's PROJECT MANAGER.
8. The CONTRACTOR agrees that the CITY is not responsible for fire, theft, loss and/or vandalism of any of the CONTRACTOR's tools, equipment, materials, supplies and/or work in progress.
9. It is the intent of this contract to be complete and functional in all respects meeting all applicable codes and requirements and to the final approval of local governing authorities having jurisdiction.
10. The CONTRACTOR confirms that CONTRACTOR is an expert in this field of work and is fully knowledgeable and experienced in all aspects of procedures, methods, regulations, codes and municipal requirements and the CONTRACTOR further acknowledges that the CITY is relying on this expertise.
11. Should there be any conflict between the terms and conditions of this contract and the CONTRACTOR's quotation, the contract terms and conditions shall apply.



## **1.4 CERTIFICATION OF WORK COMPLETION**

### **1.4.1 ACCEPTANCE OF WORK**

1. Upon completion of work, the CONTRACTOR shall request the CITY's PROJECT MANAGER to perform an inspection.
2. The CITY's PROJECT MANAGER will accept the work if it has been satisfactorily completed by the CONTRACTOR.

### **1.4.2 CORRECTION OF WORK**

1. If work has not been completed satisfactorily, the CITY's PROJECT MANAGER will reject the work.
2. The CONTRACTOR shall promptly correct all work that fails to pass inspection or fails to conform to the project documents and is rejected by the CITY.
3. The CONTRACTOR shall bear all costs of correcting such rejected work.

### **1.4.3 UNCOVERING OF WORK**

1. If any portion of the work should be covered contrary to the request of the CITY or to requirements specifically expressed in the project request, it shall, if requested in writing, be uncovered for observation and shall be replaced at the CONTRACTOR's expense.
2. If any other portions of the work have been covered which the CITY has not specifically requested to observe prior to being covered, the CITY may request to see such work and it shall be uncovered by the CONTRACTOR.
  - a. If such work is found to be in accordance with the contract documents, the cost of uncovering and replacement shall be charged to the CITY.
  - b. If such work is found not to be in accordance with the contract documents, the CONTRACTOR shall pay such cost unless it is found that this condition was caused by the CITY or a separate contractor, in which case the CITY shall be responsible for payment of cost.

## **1.5 WARRANTY**

The CONTRACTOR shall warranty all workmanship and products installed within this scope for a minimum of 6 month from date of installation.



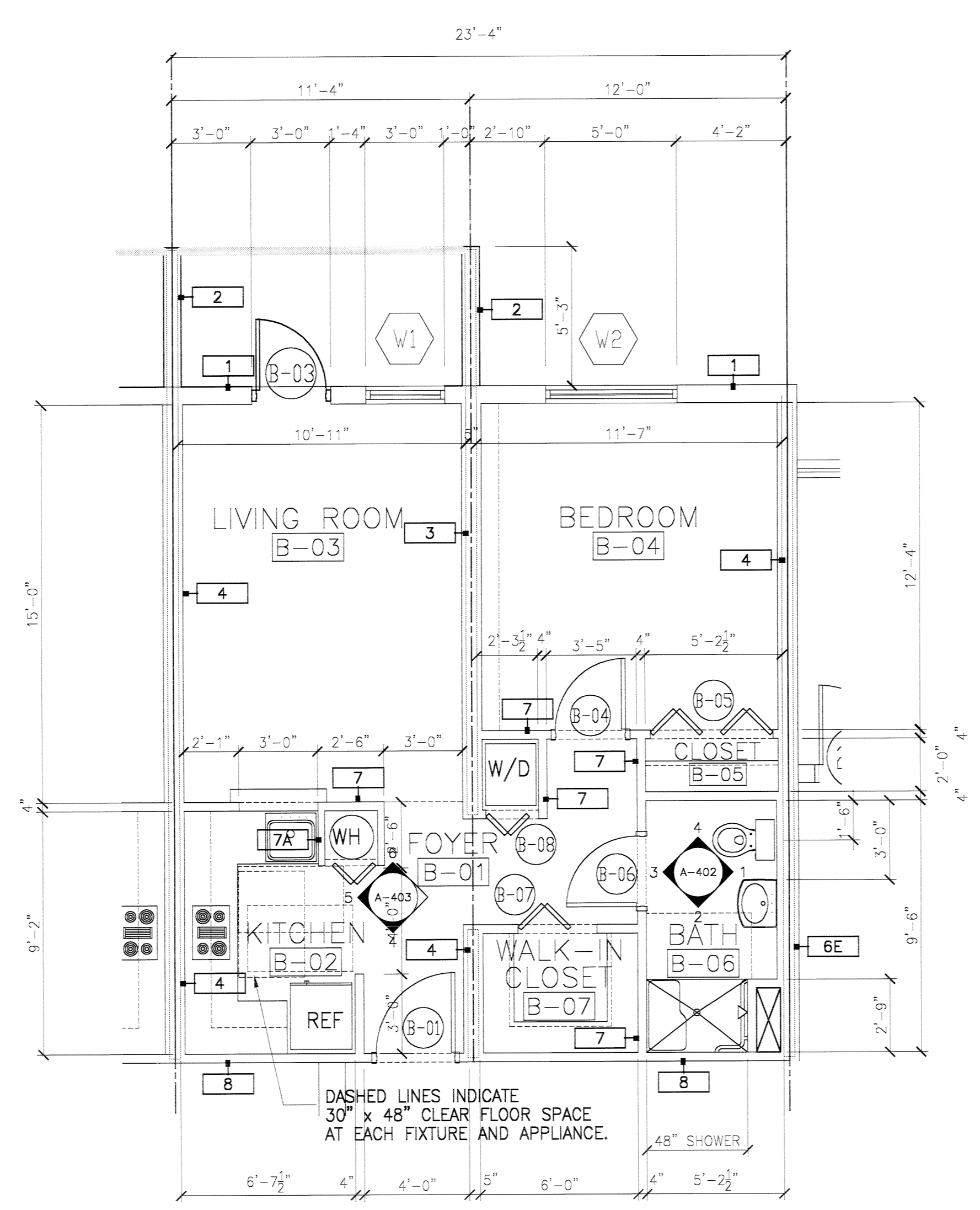


**1.6 FREQUENTLY ASKED QUESTIONS (FAQs)**

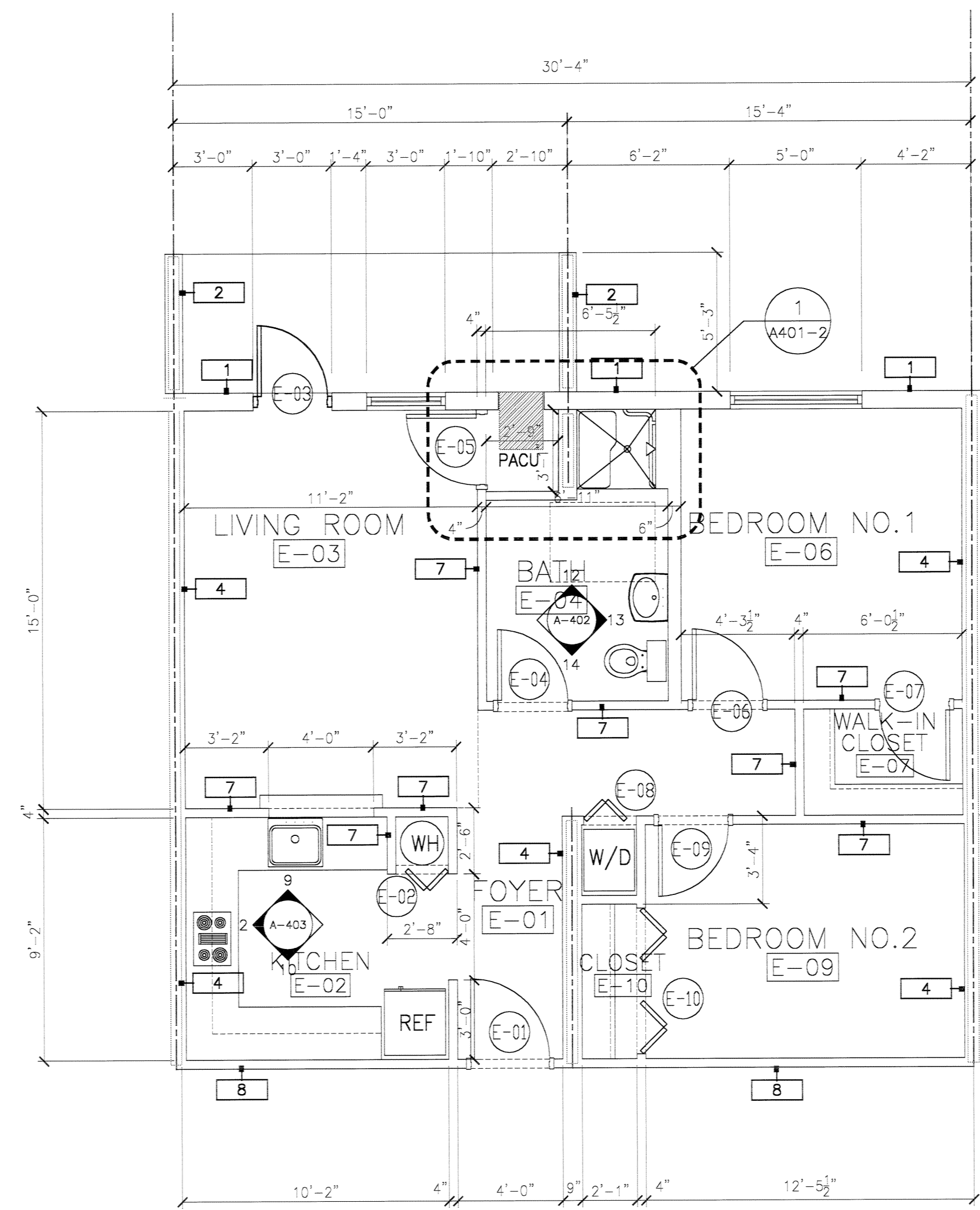
Question # 1	<p>The specifications state that the cabinet doors and drawer fronts shall be plywood.</p> <p>Can we use melamine instead of plywood? In our experience, making the doors in plywood is more work as they would need to be covered with formica and also the plywood can be warped. We generally don't use plywood for doors. We recommend using solid wood, MDF or melamine instead.</p>
Answer	<p>The City prefers plywood for the doors and drawer fronts. When submitting pricing for specific projects, contractors shall provide a base price using plywood, however they may also submit alternative pricing that may be considered. Contractors shall clearly identify any alternatives that are being proposed in lieu of the specified items.</p>
Question # 2	<p>Drawings of Pines Point Residences shows that the Kitchen Upper Cabinets Doors goes to the ceiling, however on site the visit we saw doors with a big valance on top; please confirm which design we need to follow.</p>
Answer	<p>There is a valance that will remain in place. The new cabinets will butt to the existing valance. The valance will need to be resurfaced with color matched (cabinet color) Formica.</p>
Question # 3	<p>Pines Point Residence Drawings shows a removable bathroom base cabinet for Studio and Small 1 Bed Apartments, however on the site visit we saw just a sink with counter supported with 1 wood leg. Please confirm if the removable base cabinet still needed?</p>
Answer	<p>No, the removable base is not needed.</p>



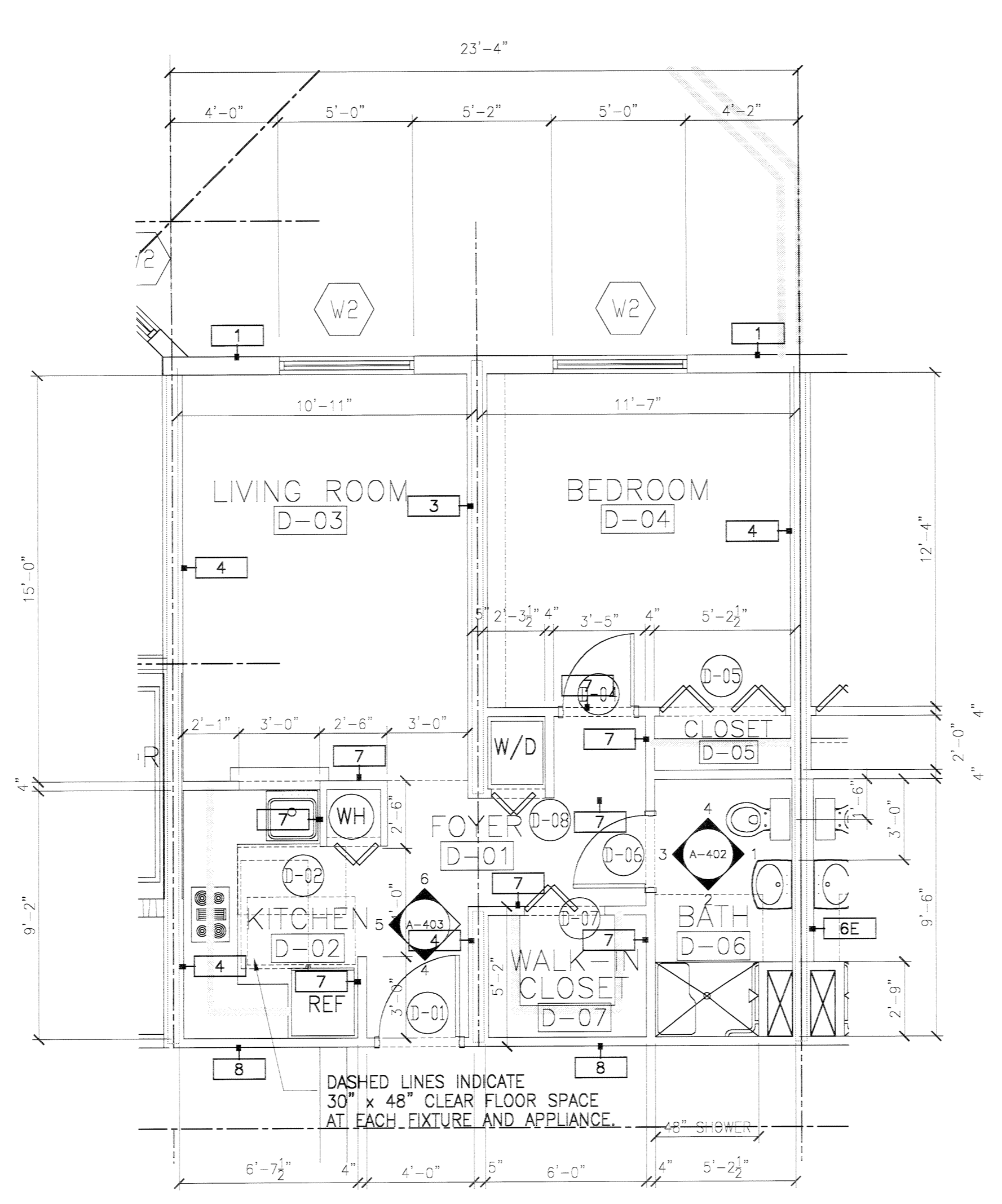
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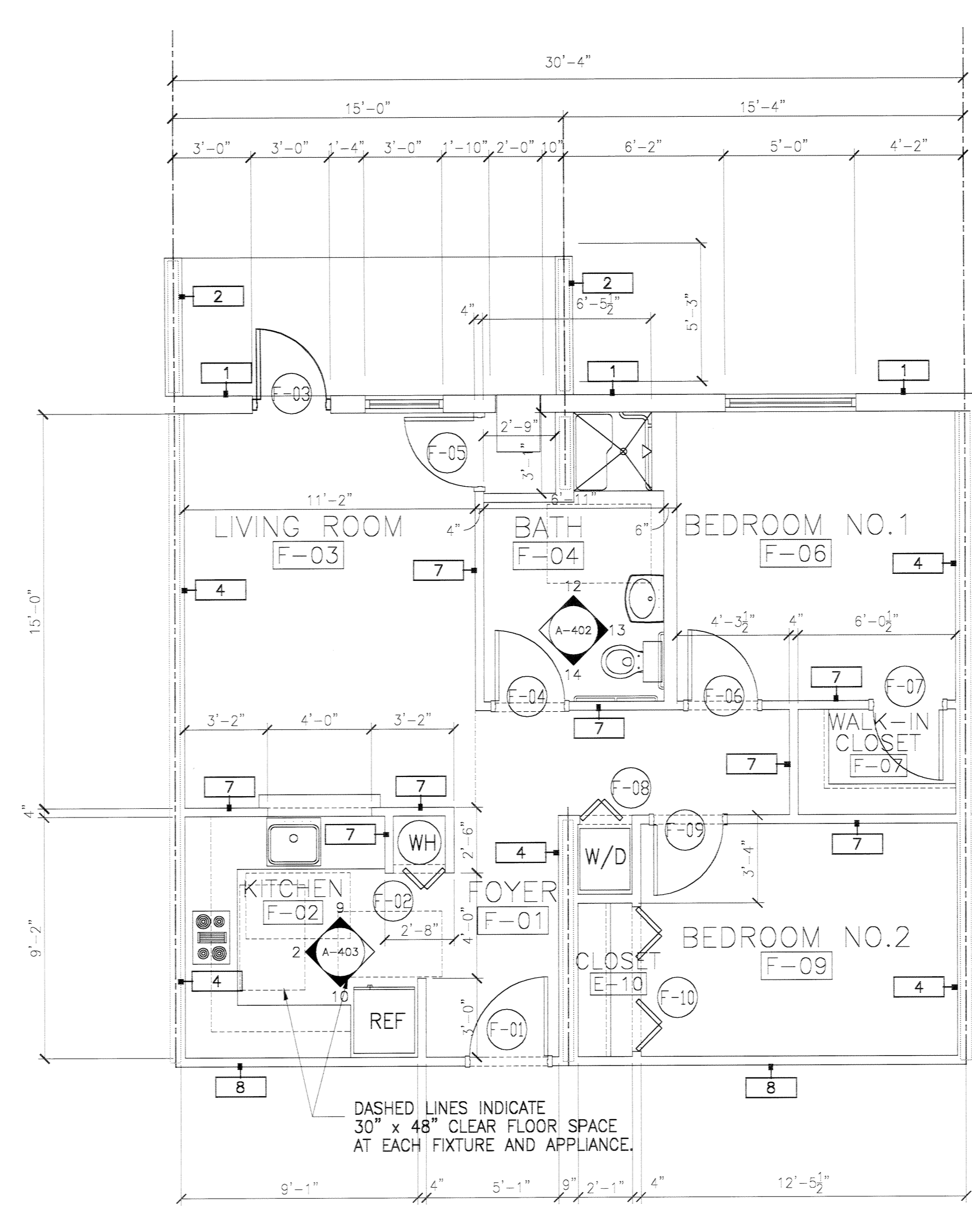
**TYPE 'B' - 1BR UNIT FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (575 SF)



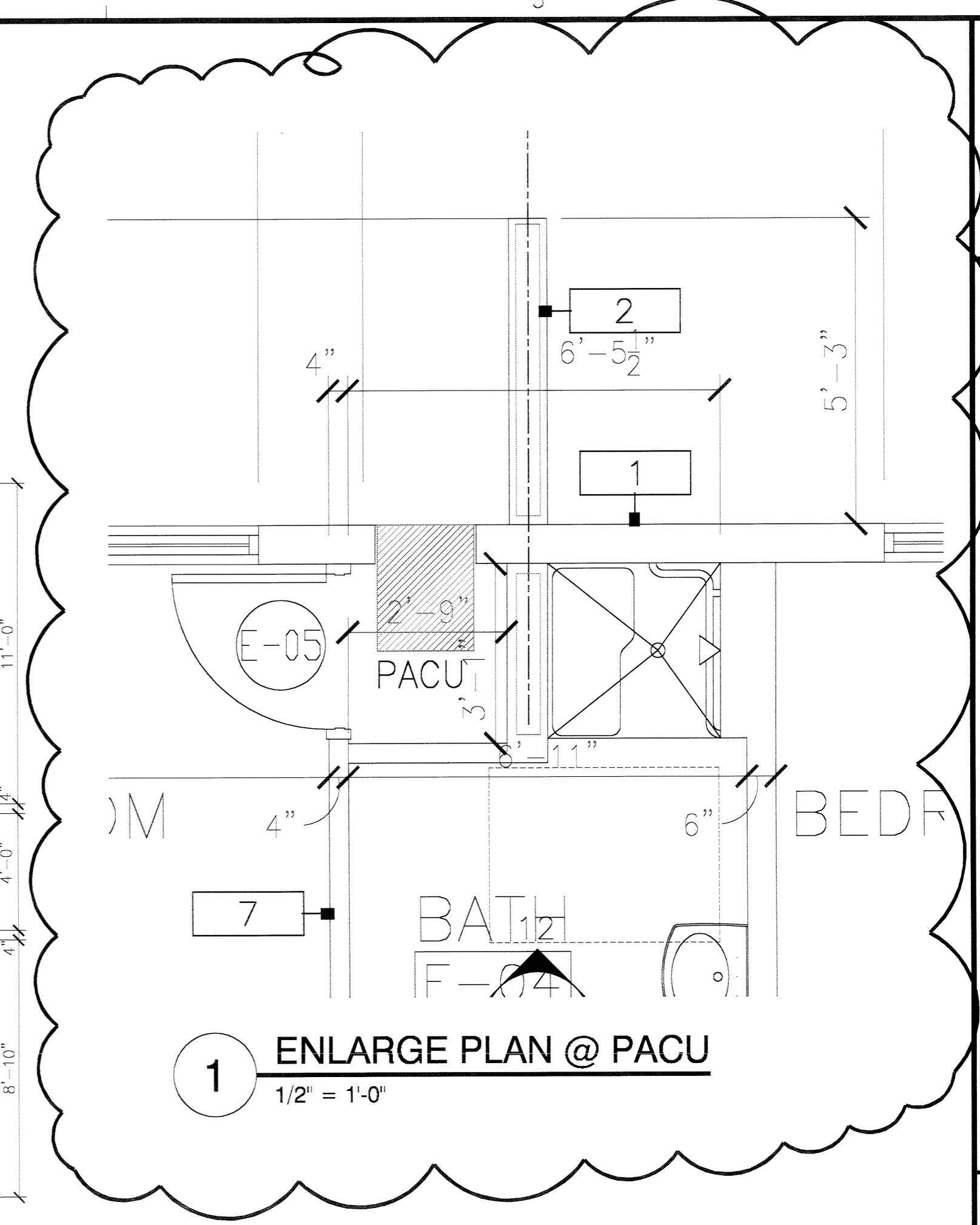
**TYPE 'E' - 2BR UNIT FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (750 SF)



**TYPE 'D' - 1BR UNIT FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (575 SF) NO BALCONY



**TYPE 'F' - HC 2BR UNIT FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (750 SF)



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**CHARLES R. SHERAJI**  
 PROJECT ARCHITECT

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4/13/04	RPI#6
3/1/04	RPI
1/5/04	PI 2
10/7/03	CR
9/29/03	PR 1
DATE	ISSUE/REVISION

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 AE JOB NUMBER 41186201

**ENLARGED TYPICAL UNIT FLOOR PLANS**

**A-401-2**  
 SHEET NUMBER





## Vendor Discussions

No messages

## Public Notices

No messages

## Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
<b>cabinet stop shop llc</b>	Apr 04, 2023 11:29 AM EDT	joseph bushamie	sales@cabinetstopshop.com	Mjg1ODA0
<b>Kitchen Gallery &amp; Design Inc.</b>	Apr 06, 2023 5:42 PM EDT	Christina Howell	design@kgd-ma.com	Mjg3MDIz



**CS-21-02-07 "Pines Place Cabinet Project #4"  
Bid Tabulation**

<b>Pricing Tabulation</b>				<b>Cabinet Stop Shop LLC</b>	<b>Kitchen Gallery &amp; Design Inc.</b>
#	Items	Apartment Description	APT Type	Total Cost	Total Cost
#0-1	Tower I - 213	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-2	Tower I - 219	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-3	Tower I - 338	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-4	Tower I - 535	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-5	Tower II - 109	Large 2 Bed	E	\$4,478.00	\$7,677.00
#0-6	Tower II - 302	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-7	Tower II - 418	Small 1 Bed	B	\$2,699.00	\$4,031.00
#0-8	Tower II - 509	Large 2 Bed	E	\$4,478.00	\$7,677.00
#0-9	Tower II - 511	Large 2 Bed	E	\$4,478.00	\$7,677.00
#0-10	Tower III - 103	Small 1 Bed	B	\$2,699.00	\$7,677.00
<b>Total</b>				<b>\$32,327.00</b>	<b>\$54,894.00</b>

<b>Timeline Tabulation</b>			<b>Cabinet Stop Shop LLC</b>	<b>Kitchen Gallery &amp; Design Inc.</b>
#	Questions	Requested Time Line	Response	Response
B-1.0.1	What is your anticipated time to complete each apartment?	15 business days from the issuance of the Purchase Order	1 to 2 days. Upon receiving material for each apartment	1-2 Days
B-1.0.2	What is your anticipated timeline to complete the entire project?		10 days. For the 10 units at Pine Place from the time we put the order for the materials	10-15 Days
B-1.0.3	How soon will you be able to start working on this project		Immediately. After the project is awarded	12-14 Weeks
<b>Estimated Total</b>		<b>15 days</b>	<b>12 days (2 weeks)</b>	<b>95 - 115 days (14 - 17 weeks)</b>