



SCOPE OF WORK

In place kitchen renovation

Phase	Description
01 - Base Proposal	
General Conditions	Permits fees and inspections All permitting and inspection fees for the project.
	Project management Project manager will be assigned to job Prepare job folder with all plans, details and specifications Daily job status communications Scheduled project walk-through meetings Project web site for scheduling and project specification
Sitework	Material runs Time required for material pickup and delivery
	Site preparation Dust isolation and temporary walls as required for safety Install temporary doors and zip walls to control job access Protect any finish flooring with rosin paper and hardboard
	Final job site cleanup (16.0 hour) Removal of all materials and waste. Cleaning service as required.
	Sanitary facilities (3.0 mnth) Sanitary facilities will be provided for duration of project
	Interior demolition (144.0 sqft) Location: Kitchen * Demolition priced at single layer Remove cabinetry and other finish as required Remove any fixtures / appliances Strip ceiling to strapping Demolish all walls to studs Remove all nails and clean joist bays Remove finish flooring



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	Dumpster (2.0 ea) A dumpster will be placed on site for the entire project for all debris removal
Framing	Kitchen framing Location: Kitchen Remove and replace sub floor as required for plumbing Frame partition walls / Refrigerator end walls Patch subfloor as required and re-nail entire floor Install all blocking and nailers as required
Plumbing	Kitchen sink - undermount (1.0 ea) Location: Kitchen Disconnect existing plumbing for kitchen sink Install new supplies and drain for sink Tie into existing vent Sink / disposal Dishwasher Icemaker Gas Line for stove - 30" (1.0 ea) Location: Kitchen Install new gas line to range Install range & anti tip hardware (supplied by others) Existing gas line readily accessible Schedule 40 threaded steel
Electrical	Electrical Kitchen (1.0 ea) Location: Kitchen Allowance: 7,500 Provide all rough electrical required for project Disconnect and re-work existing wiring as required Recessed lighting Undercabinet lighting Counter and appliance outlets Pendant / decorative lighting Owner to provide all decorative fixtures
HVAC	Stove Hood Location: Kitchen Vent stove hood to exterior



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Insulation	<p>Insulation - Air/fire stopping for new construction (1.0 ea) Location: Kitchen Insulate around all new doors and windows Install fire stopping rock wool and caulking at all openings/penetrations</p> <p>Insulation - Ext. Walls R-15 with vapor barrier fiberglass batts (300.0 sqft) Location: Kitchen</p>
Plaster	<p>Smooth plaster finish - 10' walls (150.0 sqft) Location: Kitchen Install 1/2" blue board (GWB) on all walls and ceilings Match existing finishes and patch as required Tape and metal corners for all joints Apply two coat plaster veneer finish</p>
Finish Carpentry	<p>Window casings (2.0 ea) Location: Kitchen Paint grade door and window casings to match existing</p> <p>Door casings (2.0 ea) Location: Kitchen 1 piece paint grade door casing to match existing</p> <p>Baseboard Moldings (60.0 lf) Location: Kitchen Install all paint grade baseboard trim Match existing baseboard as required</p>
Cabinetry	<p>Kitchen Cabinetry (1.0 ea) Location: Kitchen Material Allowance: \$8,000 Provide and install all cabinets One piece crown molding Install all owner supplied handles and pulls</p> <p>Kitchen Counters (35.0 sf) Location: Kitchen Material Allowance: \$2,975 Allowance for solid surface counter @ \$85.00/sf All templating, sink cut outs, and standard edging</p>
Flooring	



Phase	Description
	2 1/4" Oak hardwood flooring (150.0 sqft) Location: Kitchen Install floor vapor barrier as required Install 2 1/4" x 3/4" solid oak flooring Weave into existing flooring as required Screen flooring and apply three coats of oil based polyurethane
Tile	Tile - Backsplash (1.0 ea) Location: Kitchen Material Allowance: \$450 Install wall tiles (stove wall) Mastic adhesive Grout all tile
Paint - Interior	Painting - Interior (150.0 sqft) Location: Kitchen Labor Allowance: \$750 Apply one full coat of primer to all interior walls, ceilings and trims Fill and compound as require Caulk all junctions Apply finish paint to walls and trim Allowance for 2 colors (wall and trim) per room
Plumbing - Fixtures	Kitchen plumbing fixture allowance (1.0 ea) Location: Kitchen Material Allowance: \$1,200
Specialty	Appliance Installation (1.0 ea) Location: Kitchen Install all owner provided appliances