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Scope of Work - Room Addition/Kitchen Remodel

Preliminary Requirements

Design & Blueprints

Architectural Design: GCS, through a third party, provide architectural services to create a floor plan and where applicable, exterior elevations for your project, per our Design Agreement provided separately. A survey or plot plan may be required and if so, provided by you or available optionally.

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the required inspections. *The cost of the permit and related fees will be billed in addition to this proposal.* Surveying, planning & zoning meetings, engineering or other related services if required are available optionally

Site Prep

Personal Contents: Please remove your personal contents from the work area and protect the same during the project. Where applicable, remove contents from cabinetry, wall hung items from both sides of the walls related to the work area and remove other items that may be subject to damage.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area. *Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.*

Sprinklers and Underground utilities: Please identify underground obstructions prior to project start up. Sprinkler repairs if encountered are not part of this proposal. Repair and cost for repairs and not part of this proposal.

Mo-1-Call- We will notify Mo-1-Call and have your utilities located. If it is determined that utilities require relocation, repairs and relocation will need to be added to this proposal.

Demolition

Demolition Scope of Work: To remove the existing patio railing, stair railing (salvage for reinstallation), bushes, cut the soffit/overhang, patio door, kitchen sink window, fence in yard for machine access, the wall between the new addition and kitchen area, and in more detail the items listed below.

Remove the following

Kitchen Demolition

Fixtures & Appliances: We will remove and cap off any supply lines and drains for the removal of designated sinks and appliances. If your refrigerator is to be relocated, please empty it prior to moving. We will set it at the nearest location on the same level of your home and plug into available outlet.

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Garbage Disposal- Disconnect the existing garbage disposal from the sink mount, detach the drain assembly and power supply.

Kitchen Sink- Disconnect the existing fasteners of mechanically mounted sink and detach from the countertop. Note: the sink may be also removed with the countertop intact. Sinks fused to the countertop are not removable. Disconnect the existing drain assembly.

Appliance Removal

Refrigerator- Disconnect the ice-maker water supply (if any), unplug the refrigerator, and remove it from its current location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

Dishwasher- Disconnect the existing water supply and drain tube from under the adjoining sink, unplug the power cord and remove the dishwasher from its location.

Elect Range-Disconnect the power cord from the power outlet box and remove the range from the existing location.

Cabinets, Tops, Sink & Tile Demo

Counter Tops: Remove the existing counter tops and discard

Cabinets: Remove the existing cabinetry and salvage usable portion. Set on premise for your re-usage or disposal

Backsplash Ceramic Tile & Attached Wallboard- Remove the existing ceramic tile and attached wallboard to expose the framed wall. Discard the materials

Structural Demolition

Roofing-Remove the finished roofing materials to expose the decking

Soffits & Overhang- Cut the existing overhang and remove the soffit and fascia materials

Exterior Siding/Finish- Remove the exterior siding/finish to expose the framed structure

Windows- Detach and remove the existing windows from the designated area

Passage Door(s)- Remove the designated passage door to expose the framed opening

Excavation

Haul Equipment & Move-in - Haul the designated equipment and move out at completion the equipment proposed for the project.

Mo-1-Call - Notify Mo-1-call and have the utilities located and marked. We will work around known utilities as possible. If we are restricted from access due to an existing utility, we may change the scope of work and related cost.

Obstructions- If underground or other obstruction are found such as rock, shale, underground sprinkler systems, shallow buried wiring, footings, piers, large roots, or other obstructions are encountered, we will notify you and provide a quote for the additional cost involved. We will extend caution but not be liable for the disruption of these or other obstructions encountered. Plants, trees or roots may be damaged and die after the work is completed. The cost of removal of plants and trees should be listed in this proposal specifically if removal has been proposed.

Structural Footings- Trench frost footings to accommodate the proposed foundation.

Hauling

Hauling Soils- Haul the excess soils from the premise

Haul Landscape Debris: Load and haul the landscape debris from premise.

Foundation

Footings

Frost Footings- 12"W X 36" deep 2) #4 rods

Reinforcement Rod: Fabricate reinforcement rod for the footings by providing 2) #4 rod horizontally, tied by vertical rods at approx. 2' on center.

Walls

Structural Block foundation Wall- Set 8x8x16" block and mortar fabricated foundation wall. Place vertical rod and fill periodic cavities. Lay metal reinforcement rod in horizontal mortar joints.

Foundation Accessories

Foundation Bolts- 1/2" J-Bolts placed at 6' o.c. and within 1' of corners approximately. Layout may vary to accommodate the doors and framing members.

Foundation Access Door- Not proposed

Concrete Flatwork

None Proposed- Concrete work has not been proposed.

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Floor Framing

Floor: Frame the floor using 2x dimensional lumber and 3/4" floor sheathing. Extend the floor joist over the end of the existing foundation approx. 20" to create a cantilever per the drawings. Note: alternately, we may elect to provide an extension to the foundation per contractor's preference). The floor joist will be dimensioned to be flush with the existing floor of the house.

Wall Framing

Exterior Wall: Frame 2x4x 8' exterior wall and apply moisture barrier and exterior sheathing. Fabricate openings for exterior windows and doors.

Framed Openings: Fabricate openings to accommodate **exterior doors** and **windows** creating a load bearing header sized to accommodate up to a **4' or less opening**

Exterior Wall Sub-Sheeting

OSB Waferboard- Install 7/16" O.S.B. sheathing and fasten to framed wall studs.

Moisture Barrier- Install moisture barrier paper sheathing over the OSB substrate.

Exterior Siding

Ceiling Framing

Vaulted Ceilings: Fabricate the vaulted ceiling using the interior side of the rafters and install collar ties at peak to accommodate flat ceiling area, (commonly used to mount lighting).

Roof Framing

Rafters: Install 2x rafters per plan specifications. Refer to the IBC span table for rafter sizing.

Soffits & Overhang- Fabricate an overhang as shown on plan. Install wood fascia and finish sheathing for soffit.

Roof Tie-in - Tie proposed roof into the existing as follows

Gable Roof - Fabricate a gable roof as per the design. Tie into the existing structure.

Valley: New valley will be established at the roof tie-in

Remodeling Structural Modifications

Wall Removal

Shoring: Place shoring to support load temporarily during the structural modifications.

Wall Removal: Remove the designated portion of the proposed wall Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available vis supplement identifying the additional concealed modification needed.

Exterior Wall Framed Openings: Fabricate openings to accommodate exterior doors or windows creating a load bearing header. Cut the existing siding and install compatible trim. Further siding finishing may be required and if not proposed we will identify the required additional work.

Exterior Doors

Install Your Door- We will provide the labor and fasteners to install the compatible exterior door unit that you provide. (Relocate the existing)

Relocate your Existing Exterior Door Unit- (Alternately) Remove and reset the existing exterior door unit to the prepared location, including the lockset hardware.

Windows

Provide the following windows- White vinyl thermal glass double hung primary construction type to include 3) 3-0 x 4-0 double hung, 2) 2-8 x 2-0 horizontal sliding windows, (we have a half round window, approx. 5' wide with decorative grids we will give you at no charge)

Roofing

Roof Re-decking- Place 7/16 o.s.b. sheathing on the existing rafters and or spaced sheathing. Cut openings for plumbing venting and attic vents.

Moisture Barrier/Synthetic Roofing Underlayment Paper- Install moisture barrier on top of the roof decking

Metal Roof Edge- Install style D metal edging. Typically, dark brown for darker shingles including Weather Wood colored shingles and white roof edge for lighter color shingles.

Shingles

3-Tab Composition- 20 yr. 3-tab shingles placed on a 5" reveal pattern and offset 5" on the vertical alignment.

Valley

Metal Valley - Place pre-formed metal W-valley metal and lay shingles.

Snow & Ice Shield- Place snow and ice shield.

Steel Siding - Similar to existing

Siding: Remove the existing siding indicated and haul from premise.

Landscaping & or bushes: Installation of the siding will require removal of the following landscape items. Remove and haul from premise.

Siding

Siding Type: White textured steel

Siding Color: White

Siding Notes: Salvage the existing as possible, add new siding to complete the exterior of the new addition.

Fanfold Insulation: Install 3/8" fanfold moisture barrier insulation board to wall surface

Starter Strip: Install metal starter strip to accommodate panels.

Corner Post: Provide corner post at outside corners. Same color as the siding.

J Mold- Install standard J-mold trim

Siding Panels- Sq. Provide and install the siding panel as per owner's selection per samples provided. Standard Panels, .040 thickness, horizontal lap, in Dutch or Standard Lap. See Samples

Finish Strip-Undersell: Provide trim strip at raw panel cuts per standards.

Trim Wraps: Scope: Install the selected accent colored coil stock to the designated areas in the quantities indicated below. Fasten using colored nail fasteners inserted into the existing substrate of the home.

Window Trim-Wrap the exposed and existing brick mold and sill.

Door Trim- Wrap the exposed and existing brick mold. (Not to include the door sill)

Fascia (Behind Gutter)- Fabricate and install metal coil stock to the fascia board behind the existing guttering. Slide the metal behind the gutter and up to the gutter fasteners. (The remaining concealed wood above the gutter spikes will not be covered)

Soffit: Install vinyl soffit panels to the underside of the existing overhang. Color to be the same as the selected metal coil stock as available in standard factory color. Provide approx. 1/3 vented panels

HVAC

Duct Work

Extend Duct Work: Attach to the existing duct work and extend to the designated supply locations.

Supply Vents- Attach to the existing main trunk line and install vent to the designated area

Return Air- will be via the existing in the home. The air will return through the new wall opening.

Range Hood or Microwave- Install range hood or microwave. Units anticipated to be recirculating filtered vent. Alternately exterior venting is available option.

Metal Fireplace- Provide allowance for basic metal fireplace unit.

Plumbing

Top Rough Plumbing

Kitchen Sink Drain & Vent- Provide drain, vent and water lines for kitchen sink

Fixture Relocation: Open the wood sub floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

Water Supply Piping and Fixtures

Kitchen- Run 1/2" Pex water supply piping and stub through the wall. Sink and faucet installation listed in Finish Plumbing

Electrical

Electrical Scope of Work- To add room lighting and standard convenience outlets to the walls, outside door light and GFCI outlet by new door, electrical for the kitchen to include backsplash outlets, relocate the appliance electrical to accommodate the new plan, install disposal outlet in new sink island, island outlet, microwave outlet. Use existing circuits as possible and add new 15a for addition lighting and outlets.

Ceiling Fan Box- Install electrical box rated for the mounting of a ceiling fan

Light box- Install electrical box rated to accommodate a surface mounted light fixture

LED Disc Light- Nextwave or equiv. 15w LED fixture

Switches- Switching

S1- A single throw switch-to control lighting or switched outlet from one location

S3- A Three-way switch to control lighting or outlet from two locations

110v Power Receptacles

110V Receptacle- Standard dual outlet three prongs, 15a rated electrical outlet

EXTERIOR GFI- Standard 15a 110v ground fault protected outlet with in-use weather resistant cover.

Appliance Electrical

Refrigerator Outlet- 1) 110v outlet to serve the refrigerator

220V RANGE- 50a circuit and 4-prong outlet

Dishwasher- Provide the labor to install the power cord supplied with your dishwasher. Plumb into the existing outlet under the kitchen sink.

Disposal- Provide the labor to install the power cord supplied with your garbage disposal. Plug into the existing switched outlet under the sink.

Microwave- Mount Microwave using provided hardware and mounting plate. Drill power cord access to the existing outlet in the cabinet above.

Electric Panel Circuits

15 A Circuit- 14-2 Romex wire and 15a circuit ran to the 1st electrical box on the circuit, typically called a home run

20 A Circuit- 12-2 Romex wire and 20a circuit ran to the 1st electrical box on the circuit, typically called a home run

Use Existing Circuits- New home run for new circuits has not been proposed.

Use Existing Service Panel Breaker Space- Install the proposed breakers into available spaces in the existing electrical service panel. Note- if additional space for breakers is required, a supplemental panel may be installed via a supplement to this proposal

Insulation

Floor Cantilever Insulation- Install Fiberglass bat insulation to the floor cantilever (overhang) area.

Walls: Provide and install R-13 fiberglass bat insulation to the exposed cavities of the exterior sidewalls.

R-38 Insulation in vaulted ceilings

Drywall

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated rooms.

1/2" Plain- Hang 1/2" plain sheetrock to the new addition walls and ceiling, affected drywall in the kitchen and wall opening areas.

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

Drywall Finishing

Walls & Ceiling Fill & Finish: Apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Existing Walls & Ceiling Fill & Finish: In the kitchen and new attachment areas, apply joint compound to fill and finish the walls and affected ceiling ready for primer and touch up. If ceiling texture is affected, spot in the texture. Note: ceiling work is limited to the immediate kitchen area and does not intend to extend into the adjoining living room or other areas of the home.

Drywall Texture Finish

None- Texture to the ceiling or walls has not been proposed

Texture Spot-in- if encountered) Apply texture by hand or machine to the immediately affected area. Blend per the applicator's artistic ability. Note- texture spot in may be detectable. If additional efforts are required, a supplement to this proposal will be required.

Cabinets

Cabinet Allowance- We provide a cabinet allowance of \$10000.00. This allowance is for the design, fabrication, delivery, and installation of all the prefinished cabinets and cabinet related trim work for your project. If you do not use the full allowance after all charges are established, then you will receive a credit. If the cost exceeds this allowance, we will charge the additional amount that your cabinets exceeded the original cabinet allowance.

Counter Tops

Countertop Allowance- We provide a countertop allowance of \$4500.00. This allowance is for the design, fabrication, delivery and installation of all of the finished counter tops for your project. If you do not use the full allowance after all charges are established, then you will receive a credit. If the cost exceeds this allowance, we will charge the additional amount that your cabinets exceeded the original cabinet allowance.

Millwork

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

Door Casing- Install standard casing to the door opening

Window Casing- Install standard casing to the window

Baseboard Supply New- Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

Base shoe Supply New - Provide standard base shoe to the hard surface flooring areas.

Ceramic Tile Work

Back Splash Tile for Sink or Counter - Provide the labor to install tile in the back splash area above the counter and or sink top. The splash area is typically 18" in height by the proposed length of the top.

Laminate Interlocking Flooring- In the addition and new kitchen area. We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas. Not proposed for adjoining living room or other areas.

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

Kitchen Sink Installation: Provide labor & fittings to set the kitchen sink into a prepared opening, secure into position, install the strainer basket(s), connect the drain tail piece and trap assembly. Connect to the existing drain.

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

Refrigerator Ice Maker Connection- We will connect your ice maker equipped refrigerator to the water supply.

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install the surface mounted fixture compatible with the existing electrical box and wiring.

LED 4" Round Lighting- Provide and install Nextwave or equiv. surface mounted fixtures to the already existing lighting electrical box.

Ceiling Fan Mounting- Install ceiling fan and light mounted to an existing electrical box and connect to existing wiring.

110v Receptacle

Appliance Setting

Refrigerator-Connect the ice-maker water supply (if any), plug in the refrigerator, and set it in its original location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

Dishwasher- Set the dishwasher into its prepared opening, connect the water supply, drain line and electrical. Please provide the water supply, drain and elect. Cord with the dishwasher or if it requires new.

Elect Range- Set the range in its location and connect the power supply

Microwave- Above range microwave installation. Install mounting plate, drill hole in cabinet for power cord, attach microwave and secure into position. Plug into an existing power outlet.

Hardware Installation

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb. You supply the lockset of your choice.

Guttering & Downspouts

New Gutter- Install standard 5" seamless aluminum. Guttering as proposed.

Guttering Tie-in- Tie the new guttering to the existing and seal seam.

Downspout Standard 2x3- Provide and install standard 2x3 downspouts at run off locations

Job Clean Up & Disposal

Dump Bed Trailer- On Site for trash hauling

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable.

Clean Up: Remove all construction debris from the job site and sweep the floor.

Total **Estimated** Contractor's Work for Addition/Kitchen Project as Listed Above **\$106,139 - \$136,685**

