

Scope of Work-

Preliminary Requirements

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the rough-in and final inspections. *The cost of the permits varies, so we will bill at our cost for the permit and related fees 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, furnishings, blinds, shades and remove other items that may be subject to damage.

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.

Demolition

Appliance Removal

Appliance On-Site Storage- Remove from the proposed work area and set in the nearest room on the same level as the home. Note: Reinstallation quoted separately.

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.

Gas Range- Shut-off the gas stop and disconnect the appliance connector from the gas stop. Unplug the power supply cord and remove the range from its location.

Microwave- Disconnect and dismount the existing microwave

Kitchen Demolition

Kitchen Sink Faucet Removal- Shut off the existing water stops, disconnect the existing water supply lines feeding the faucet, detach the faucet and remove from the sink.

Disposal Removal- Disconnect the electrical and drain and remove the existing garbage disposal.

Kitchen Sink Removal- Detach the sink from the counter tops and remove the sink

Cabinet & Tops Demolition

Countertop Removal- Remove the existing counter tops

Cabinet Removal- Detach and remove the existing cabinets

Cabinet Removal- Toilet Topper cabinet, detach and remove the existing toilet topper cabinet, **salvage for reinstallation**

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.

Water Shut-Off(s)- Some existing fixture water shut-offs are found to be leaking when the water supply line is disconnected indicating a need for replacement. Replacement shut offs, installed in place of existing will cost \$39.00 each labor and materials.

Millwork-Doors & Trim Removal

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation.

Electrical Demolition

Light Fixtures- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

Ceiling Fan- Remove the existing ceiling fan(s), leave the electrical box intact.

HVAC Demolition

Duct Work- Remove the duct work from the proposed area and cap off

Structural Demolition

Ceiling Soffits: Remove the existing soffit(s) to accommodate the new plan layout.

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Flooring Removal

Wood Flooring- Remove interlocking or tongue and groove flooring

Framing

Exterior Wall: Frame 2x4x8' exterior wall and apply moisture barrier and exterior sheeting. Fabricate openings for exterior windows and doors.

Exterior Siding

Woodsman Type Vertical Siding- Install 1/2" Woodsman 8" o.c... grooved pre-primed siding attached to the framed wall studs.

Remodeling Structural Modifications

Exterior Wall Framed Openings: Fabricate openings to accommodate exterior 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.

Windows

Provide the following windows- 1) 5) light window cluster 1) 3) window consisting of 2) 3-0 x 5-0 operable windows and 1) 4-0 x 5-0 fixed unit and 1) 3-0 x 3-0 fixed window unit.

Windows are to be vinyl thermal similar to the existing. Primary construction type with nail flange mounting.

Standard Double Hung- White vinyl frame and sash with thermal glass and screen. Install into existing or prepared opening.

HVAC

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

Plumbing-Rough in

Fixture Relocation

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

Water Supply Piping and Fixtures

Sink Water Supply Relocations

Electrical Rough-in

Lighting Electrical

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

LED Disc Light- NeXT wave or equiv. 15w LED fixture

Switches- Switching

Split Switched Outlet- Garbage Disposal & Dishwasher or equiv.

110v Power Receptacles

Electrical Outlet Modification- Open up the existing electrical outlets to modify the wiring to feed additional outlet or another electrical component.

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

Appliance Electrical

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.

Electric Panel Circuits

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

Insulation

None Proposed- Insulation work has not been identified or proposed.

Drywall

Ceiling Patch: Install sheetrock in affected areas (moisture)and finish the opening ready for primer, spackling, prep ant paint.

Wall Patch- Install sheetrock and finish smooth to the adjoining wall surface. Sand, ready for primer

Window wrapped Opening(s)- Install sheetrock to the recessed window and finish smoothly ready for surface finish, i.e. paint or other finish proposed.

Drywall Texture Finish

Texture Spot-in- Spot texture the affected area similar to the existing- Note the texture may vary slightly from the original. If exact match is required, we will need to add a supplement to this proposal for retexturing the entire ceiling.

Cabinets & Vanity's

Cabinet Installation- We will provide on-site labor and fasteners to install the cabinets as per plan. The cabinets and related trim are to be provided by and delivered by the cabinet supplier to the job site.

Sink Top(s)

None- New sink tops or modification of the existing has not been proposed.

Counter Tops- Provided and installed by others

Millwork- Doors & Trim

Window Casing- Install standard casing to the window

Windowsill & Apron- Fabricate windowsill using cut to fit 1x material and casing apron under the sill with 15 degrees cut on ends.

Baseboard Reinstallation- Reinstall the original baseboard to the existing walls. Provide new to match if needed

Base Shoe Reinstallation- Reinstall the original base shoe

Ceramic Tile Work

Sink and Counter Back Splash- 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.

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

Painting

None Proposed- Painting, preparation, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in the GCS proposal, it should be done so as not to interfere with the completion of work in this proposal. Painting on the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. If the project is stopped for work to be done by others, a remobilization fee will be charged.

Finish Plumbing

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets that you provide.

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- Installation labor

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

Receptacles- Install the 110v outlets and covers- Standard white color with plastic face plate covers.

Ceiling Fan- Install ceiling fan, ceiling fan light and applicable down rod to an existing fan rated electrical box.

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.

Gas Range- Set the range in place, connect the gas and electricity. Please provide the new appliance connector and cords required with your appliance.

Hardware Installation

None- Hardware modification or installation has not been proposed.

Job Clean Up & Disposal

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.

Clean Up: Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR KITCHEN PROJECT AS LISTED ABOVE:**

\$19,145.00 - \$13,924.00