

Woods Residence – Scope and Bidding Instructions

MAIN LEVEL

- Primary Bedroom, Primary Bath, Primary Wardrobe, Den
 - Demo
 - Existing drywall from all walls, ceilings, including soffit around perimeter of bedroom – expose all framing
 - LIMITED WALLS & CEILING demoed in Den
 - LEAVE the ceiling in the Primary Bathroom intact
 - REMOVE all wallpaper in Den
 - All trim base, casing, crown, and interior doors
 - SAVE WINDOW SHUTTERS
 - LEAVE the ceiling in the Primary Bathroom intact
 - LEAVE interior doors in Den and all trim except wall that shares with Primary Wardrobe
 - All cabinetry, countertops, mirrors, plumbing fixtures, shower doors, and closet systems
 - All flooring
 - Electrical as needed
 - Fireplace
 - Existing framing (to be completed by the Framer)
 - New layout (Primary Suite)
 - Framing
 - Electrical (towel warmer, ironaway, w/d)
 - *ALTERNATE – heated flooring*
 - *ALTERNATE – motorized 3rd row pull down system in closet*
 - Plumbing and plumbing fixtures
 - HVAC as needed
 - Relocate thermostat wire
 - Insulation
 - Drywall
 - Cabinetry
 - Countertops
 - Finish Hardware – bath accessories, door hardware, cabinet hardware
 - Trim and Doors
 - Paint
 - Carpet and Tile flooring

- Fireplace and Surround
 - Closet system
 - *ALTERNATE – 3rd row pull down*
 - *ALTERNATE – motorized 3rd row pull down*
 - Mirrors
- New Layout (Den)
 - New drywall on wall shared with Primary Wardrobe
 - Electrical
 - Cabinetry
 - Countertops
 - Trim & Mouldings
 - Carpet
 - Paint
- Dining Room – Ceiling Detail & Wall Mouldings (A)
 - Demo existing ceiling cloud, wallpaper
 - Drywall ceiling
 - New ceiling moulding
 - New/additional wall mouldings
 - Paint all walls, ceiling, trim
 - New ceiling can light setup, new center light fixture
 - *ALTERNATE – buffet area sconces and switch*
- Dining Room – Buffet Cabinet (B)
 - Cabinetry
 - Countertop
 - Cabinet hardware
 - Paint/stain
- Dining Room (C)
 - Demo carpet
 - New tile flooring
- Kitchen, Pantry, Laundry, Powder Bath, Dining Room – See Thru Buffet
 - Dining See Thru Buffet
 - Demo drywall, framing, cabinetry, plumbing and fixtures, flooring
 - New framing
 - New drywall
 - Move plumbing to accommodate new sink location
 - Electrical
 - Cabinetry and cabinet glass
 - Countertop

- Cabinet hardware
- Plumbing fixtures
- Trim
- Paint/stain
- New wood flooring
- Powder Bath (A)
 - Demo soffit, mirror, toilet, bath accessories,
 - Drywall patch where soffit was removed
 - New vanity light (use wire from can light in soffit?)
 - New countertop
 - New mirror
 - New wood flooring
 - New faucet and sink
 - New finish hardware – bath accessories, cabinets, interior door
 - Paint all walls, ceiling, trim, interior door
- Powder Bath (B)
 - Same as above except demo vanity and cabinet above toilet and replace with a prefab vanity
- Laundry
 - Demo all cabinetry, countertops, plumbing fixtures, flooring, interior door, framing/drywall at doorway area only and soffit above all cabinetry
 - Demo electrical as needed
 - New drywall where soffit was removed and at new wall layout
 - New cabinetry
 - New countertop
 - New plumbing fixtures
 - *ALTERNATE – add water line to refrigerator*
 - New base trim, casing, interior door
 - New finish hardware – interior doors, cabinets
 - New wood flooring
 - Paint all walls, ceiling, trim & doors, cabinetry
- Pantry
 - New framing
 - New insulation
 - New drywall
 - HVAC
 - Electrical

- New finish hardware
- Trim & door
 - *ALTERNATE – hidden door*
- Melamine system
 - *ALTERNATE – match kitchen cabinetry*
- Paint all walls, ceiling, trim & doors
 - *ALTERNATE – painted cabinetry*
 - *ALTERNATE – stained cabinetry*
- Kitchen
 - Demo all cabinetry, countertops, plumbing fixtures, flooring, trim base, crown, bottom 4' of drywall, electrical as needed
 - New drywall where it was removed
 - New insulation as needed
 - New trim & CSD openings
 - New cabinetry
 - New countertops & backsplash
 - New appliances
 - *ALTERNATE – built-in coffee maker*
 - New plumbing fixtures
 - New electrical as needed
 - New cabinet hardware
 - New wood flooring
 - Paint all walls, ceilings, trim, vents, and cabinetry
 - *ALTERNATE – stained cabinetry*
- Breakfast
 - Demo base trim, flooring
 - New base trim, casing detail at patio swing door
 - Paint all walls, ceilings, trim, vents
- Hearth Room
 - Demo base trim, flooring
 - Replace old speaker panels with stationary glass cabinet fronts
 - Rework interior of cabinets and refinish those areas to match existing
 - Replace fireplace door, surround and hearth material, stain brick
 - Relocate AV systems to the lower level
 - New wood flooring
 - Paint all walls, ceilings, trim, vents
- Great Room
 - Modify cabinetry – remove facing and drywall over

- New wall mouldings
- Refinish wood fireplace surround
- Replace fireplace door, surround, and hearth
- Paint all walls, ceilings, trim, vents
- New carpet
 - *ALTERNATE – marble tile in lieu of carpet*
- Foyer & Balcony
 - Demo flooring, chandelier
 - Frame new arched ceiling at front door
 - *ALTERNATE – new front door system, wood*
 - *ALTERNATE – new front door system, iron*
 - New wall mouldings
 - New tile flooring
 - New carpet runner at curved stairs
 - Refinish wood end caps at curved stairs
 - Electrical as needed
 - *ALTERNATE – sconces at balcony mouldings wall*
 - *ALTERNATE – Foyer chandelier*

LOWER LEVEL

- LL Powder
 - Demo existing toilet, vanity, soffit, flooring, trim base, light fixture (keep door casing, drywall walls and ceiling)
 - New prefab vanity cabinet, hardware
 - New vanity countertop
 - New toilet, sink faucet
 - New tile flooring
 - New trim base
 - Patch soffit removal/necessary framing work
 - New ceiling mount light fixture, bath fan
 - New bath accessories
 - New 24x36 hanging mirror
 - Paint all walls, ceiling, and trim (leave existing door)
 - Keep existing interior door hardware
- Bath 4 (A)
 - Demo existing shower walls, ceiling, shower pan, valves, and showerhead
 - Install new tiled shower base, walls, and ceiling
 - New shower faucet and valve

- New shower door
- Bath 4 (B)
 - Demo existing flooring, base trim, light fixture, vanity countertop, vanity faucet, wallpaper, mirror
 - New tile
 - New trim base
 - Refinish existing vanity cabinet and cabinet above toilet
 - *ALTERNATE – new door and drawer fronts*
 - New cabinet hardware
 - New countertop
 - New toilet, vanity faucet
 - New sconces, bath fan
 - New bath accessories
 - New hanging mirror
 - Patch any electrical modifications
 - Paint all walls, ceiling, and trim (leave existing door)
- Storage Room
 - Demo existing shelving, wall paneling, flooring
 - New drywalled walls and ceiling
 - New electrical lighting, sauna outlet
 - Sauna
 - New tiled flooring
 - New trim base
 - Paint all walls, ceiling, trim base and casing (leave existing door)
- Bar
 - Demo existing flooring
 - New tiled flooring
- Family Room, Billiards, Bar, Lower Vestibule, LL Back Hall, Curved Stair (A)
 - Repaint walls, ceilings, vents, & can light trims
 - Interior doors, trim base & casing, shutters, and cabinetry to remain as existing finish
- Family Room, Billiards, Lower Vestibule, LL Back Hall, Curved Stair (B)
 - Demo existing carpet
 - New carpet
- Fitness & Closet
 - Repaint walls, ceilings, vents, & can light trims
 - Interior doors, trim base & casing, cabinetry to remain as existing finish

- Bedroom 4 & Closet
 - Repaint walls, ceilings, vents, & can light trims
 - Interior doors, trim base & casing, and shutters to remain as existing finish
- Bedroom 5 & Closet
 - Repaint walls, ceilings, vents, & can light trims
 - Interior doors, trim base & casing, and shutters to remain as existing finish
- Back Kitchenette
 - Repaint walls, ceilings, vents, & can light trims
 - Interior doors, trim base & casing, shutters, and cabinetry to remain as existing finish

UPPER LEVEL

- Bath 2 (A)
 - Demo existing shower walls, ceiling, shower pan, valves, and showerhead
 - Install new tiled shower base, walls, and ceiling
 - New shower faucet and valve
 - New shower door
- Bath 2 (B)
 - Demo existing flooring, base trim, vanity countertop, vanity faucet, mirror
 - New tile
 - New trim base
 - Refinish existing vanity cabinet and cabinet above toilet
 - *ALTERNATE – new door and drawer fronts*
 - New cabinet hardware
 - New countertop
 - New toilet, vanity faucet
 - New sconces, bath fan
 - New bath accessories
 - New lit mirror (existing has cans in soffit above vanity)
 - Patch any electrical modifications
 - Paint all walls, ceiling, and trim in vanity area, toilet/shower area, and closet, including closet shelving (leave existing door to bathroom)
- Bath 3 (A)
 - Demo existing shower walls, ceiling, shower pan, valves, and showerhead
 - Install new tiled shower base, walls, and ceiling
 - New shower faucet and valve
 - New shower door

- Bath 3 (B)
 - Demo existing flooring, base trim, vanity countertop, vanity faucet, mirror
 - New tile
 - New trim base
 - Refinish existing vanity cabinet and cabinet above toilet
 - *ALTERNATE – new door and drawer fronts*
 - New cabinet hardware
 - New countertop
 - New toilet, vanity faucet
 - New sconces, bath fan
 - New bath accessories
 - New lit mirror (existing has cans in soffit above vanity)
 - Patch any electrical modifications
 - Paint all walls, ceiling, and trim (leave existing door)
- Bedroom 2
 - Repaint walls, ceilings, trim (base & casing), interior doors, vents, & can light trims
 - *ALTERNATE – add recessed tv bracket*
- Bedroom 3 & Closet
 - Repaint walls, ceilings, trim (base & casing), interior doors, closet shelving, vents, & can light trims
 - *ALTERNATE – add recessed tv bracket*
- Bedroom 2 & Closet, Bedroom 3 & Closet, Balcony & Closet
 - Demo existing carpet
 - New carpet
- Hobby Room
 - All new

Miscellaneous Items:

- Whole house filtered water system
- Lighting control system at Main Level