



6876 10th Ave SW, Suite D

Rochester MN 55902

Scope of Work

Murphy Residence

1003 Greenbriar Rd SW

Rochester MN 55902

Project: House Remodel and Garage Addition

Demolition- Garage

- Demolition of Existing Garage
- Demolition of concrete for larger garage
- Demolition of sidewalk for larger garage

Demolition- Interior Kitchen/Dining Room

- Demo existing kitchen fixtures, countertops, and cabinets
- Demo crown molding- Salvage for reinstall
- Demo and save patio door
- Demo walls for new layout
- Demo ceilings as needed
- Temp wall for new support Beam
- Demo load bearing wall between kitchen and dining room

Demolition- Main Level Half Bath

- Demo Vanity

Demolition- Three Season Porch

- Demo Existing Carpet

- Remove window and wall between the porch/sitting room to create a new doorway.
- Remove existing exterior door and window next to the exterior door.

Demolition- Sitting Room

- Demo existing wainscot wall paneling- Approx 4' AFF

Demolition- Sun Room

- Remove existing patio door

Demolition- Stairs

- Demo existing guard rail
- Demo existing carpet

Demolition- Hallway

- Demo existing carpet
- Demo crown molding- Salvage for reinstall

Demolition- Master Bedroom

- Demo carpet; including closet
- Remove and save crown molding where new laundry goes
- Demo walls for new laundry room
- Demo existing east bedroom closets and save the closet doors
- Demo one window prep for infill where new garage is located

Demolition- Upper level Bathroom/Laundry

- Demo upper cabinets
- Demo existing trim
- Remove and save closet doors
- Remove existing fixture.
- Demo vanity

Demolition- Elsie's Bedroom

- Demo existing carpet
- Create new opening for door into bathroom
- Create new opening on North wall for closet

Demolition- Huey's Bedroom/Closet

- Demo existing carpet

Demolition- Jonas/Micha's Room

- Demo existing carpet
- Demo walls for new hallway

Demolition- Basement

- Demo existing ACT ceiling in family room

Excavation

- Remove and dispose of 1,580 sq ft of concrete, block, and building materials
- Excavate for footings
- Connect existing tile lines to go around new addition.
- Backfill with up to 32 yards of sand and 7.8 yards of rock
- Rough grade around the garage addition
- Remove Tree that goes up through deck
- Remove 160 sq ft of driveway

Footings, Foundations, & Flatwork

- Form and pour footings
- Form and pour foundation walls
- Pour 78 sq ft of crawl space floor
- Pour slab for garage (1,050 sq ft)
- Pour 850 sq ft of apron and driveway
- Form and pour 440 sq ft of service walk, with expose aggregate- Includes 1 st stamped border on each side of walk

Framing- New Garage

- Frame and sheet exterior walls of new garage
- Set roof trusses for new garage
- Install roof sheathing for new garage
- Install house wrap on new garage
- Frame interior walls for the mudroom, mudroom closet, and utility room on the main level
- Frame interior walls for the new rec room, closet, and office on the upper level of the new garage

Framing- Kitchen/dining Room

- Install posts for new structural beam in kitchen/dining room
- Prep joist pockets for new beam in kitchen/dining room
- Install new steel beam in kitchen/dining room
- Frame interior walls for kitchen/dining and command center

Framing- Four Season Porch

- Install new subfloor to match kitchen floor in four season porch
- Adjust framing for 2 cased openings in four season porch
- Adjust framing for new patio door in four season porch

Framing- Sun Room

- Adjust framing for new windows in sun room

Framing- Master Bedroom

- Frame walls for new laundry area in master bedroom
- Frame new door entry for Master Bedroom
- Infill one window in master bedroom that is being removed

Framing- Upper level Bathroom:

- Frame walls

Framing- Elsie's Room

- Frame new doorway into the bathroom
- Frame closet in the addition

Framing- Jonas/Micah's Room/Hallway

- Frame interior walls for the new hallway to addition and adjust bedroom

Framing- Basement Family Room

- Fur down ceiling for Mechanical and plumbing

Roofing- New Garage

- Tie into the existing home as needed
- Install ice and water at all gutter lines and valleys
- Install synthetic underlayment
- Install starter shingles along all gutter lines and rake edges
- Install flashing around roof penetrations

- Install GAF shingles and ridge vent (Standard Color)

Windows

- See window sizes- All sizes are measured from jamb to jamb and sill to sill. Not true measurements but gets close
- Demo all windows except: Master Bathroom fixed Window and Sitting Room fixed window
- Frame for (2) windows in laundry and master bedroom
- Infill old windows in Elsie's and Jonas/Micah's rooms (on addition side)
- Create new openings (2 total) for bed-flanking windows in the master bedroom. Shifted wider than the existing windows.
- Create new opening for new window in Elsie's Bedroom
- Create new opening for new window in Micah's room
- Install all new windows on the home

Window Details

- Window Types: Double hung, Casement, and fixed
- Interior Color: tbd
- Exterior Color: White clad
- Hardware Color: Champagne
- Screen Color: White
- Low E
- Argon Filled
- Grilles included on windows that currently have grilles

Window Alternate

- East facing bay window to be converted to a box bay window

Exterior Doors

- Reinstall existing patio door in new location in the sun room
- Install new entry door from garage into home
- Install new utility room French doors

New Front Door to House

- Install new front door to house
- Fiberglass
- ½ Glass with panels and 2 sidelites

- Interior Color: Prefinished stain- TBD
- Exterior Color: Prefinished stain- TBD
- Hinges Color: TBD

New Garage Door

- New 18' X 8' Garage door- with opener
- New 9' X 8' Garage door- with opener

Siding

- Tear off existing siding, fascia, and soffit
- Install LP trims around all windows, exterior doors, and garage doors
- Install textured LP lap siding on the home and garage- as noted on plans
- Assume house has plywood not buffalo board
- Install vertical, textured board and batten on the home per plan
- Brick on the front of the house to remain

Siding Alternate

- Exterior insulation for better R value

Mechanical

- By homeowner

Plumbing

- By homeowner

Electrical- whole house

- Demo existing wire in remodeled areas
- Upgrade all switches, outlets, and wall plates to white
- New switches to be decora style
- Master bathroom, closet and basement to remain as is
- Wire four mini splits in the following locations: 4 season porch, Rec room, future office, garage
- Update all smoke and CO detectors to code

Electrical- Garage

- Install 100 amp sub-panel and breakers in garage
- Sub panel to be fed from existing service panel in basement

- Install 8 owner provided 4ft LED strip lights

Electrical Kitchen/Dining Room

- Install appliance outlets
- Install 3- 18" and 4- 24" wiremold under cabinet plug strips
- Install under cabinet lighting
- Provide and install 10 recessed lights
- Install 3 owner provided island pendant lights
- Install 1 owner provided fan/light over the dining table

Electrical- Command Center

- Provide and install 1 recessed light

Electrical- Half Bath

- Install 1 owner provided vanity light

Electrical- Mud Room

- Provide and install 3 recessed lights

Electrical- Utility room

- Wire for boiler (4 zones)
- Provide and install 1 disk light

Electrical- Front Entry

- Install 1 owner provided light

Electrical- Stairs

- Install 6 step lights/night lights

Electrical- Master Bedroom

- Move switches and outlets as necessary for new layout
- Install 1 louvered night light
- Provide and install 2 additional recessed lights

Electrical- Master Bathroom

- Install 2 owner provided vanity lights
- Install 1 owner provided ceiling light

- Install 1 owner provided ceiling light in the toilet room

Electrical- Laundry

- Wire for washer and dryer
- Install outlets to code
- Provide and install 3 disk lights

Electrical- Upper level Bathrooms

- Install outlets per code
- Install louvered night lights- Quantity TBD
- Install 2 owner provided vanity lights
- Install 2 owner provided ceiling lights
- Provide and install 1 shower rated recessed light

Electrical- Upper level Hallway

- Install 2 owner provided louvered night lights
- Provide and install 5 recessed lights

Electrical- Kid's Bedrooms

- Recessed or disk lighting in bedrooms, light in closets where needed

Insulation

- Install 2" rigid foam insulation on addition foundation walls
- Spray foam rim joists in the garage addition and in the basement family room
- Install R-21 batt insulation and 4 mil poly in exterior walls of the garage addition; including the upper level
- Install R-21 batt insulation in the shared walls between the mudroom/utility room and garage
- Install sound insulation between kitchen and utility room
- Install vent chutes
- Install R-49 batt insulation and 4 mil poly in the upper level ceiling of the addition
- Install mesh netting and blow in R-40 loosefill fiberglass insulation in the floor joists of the garage addition
- Foam insulation around all windows and doors of the addition
- Insulation and poly repair on exterior walls in the existing home after trade rough in work
- Exclude spray foam of duct work

Drywall/Mud/Tape

- Install 1/2 “ drywall on all interior walls and ceilings of the garage addition
- Install 1/2 “ drywall in the mudroom, utility room, rec room, and future office/closet
- Install 1/2 “ drywall on all new walls in the kitchen/dining room, command center, upper level hallway, Jonas/Micah’s room, Elsie’s closet, upper level bathrooms, new laundry, and master bedroom
- Install 1/2 “ drywall on the ceiling of the kitchen/dining room where removed
- Install 1/2 “ drywall where wood paneling was removed in the sitting room
- Install 1/2 “ drywall on the ceiling in the basement family room
- Mud and tape new drywall to paintable surface
- Apply knockdown texture on all ceilings
- Misc. patching and taping for patchwork through out house

Flooring- Hardwoods

- Furnish and install 2-1/4” select Southern Red Oak in areas where walls have changed
- Lace new flooring into existing floors as needed
- Refinish front entry, dining room, kitchen, and command center to match existing floors as close as possible
- Coat with satin oil poly

Flooring- Tile work

- Install tile in the mudroom/closet, new laundry, and upper level bathrooms
- Tile TBD

Flooring- LVP/LVT

- Supply and install LVP or LVT in four season porch

Flooring- Carpet

- Supply and install carpet in the master bedroom, master closet, kids rooms/closets, stairs, upper level hallway, and rec room

Cabinets

- See cabinet designs
- Install Cabinets per designs

Millwork- Mudroom/Closet

- Reinstall existing door for closet
- Install new barn door between the mudroom and command center- Please provide an allowance.
- Install new casing, base trim, base shoe

Millwork- Command Center

- Install new cased opening between the command center and dining room
- Reinstall existing base trim and base shoe

Millwork- Kitchen/dining Room

- Reinstall existing casing around the new front door
- Reinstall existing crown molding per new layout
- Reinstall existing base trim and base shoe

Millwork- Four Season Porch

- Install new cased opening in the kitchen and sitting room doorways
- Install new base shoe

Millwork- Sitting Room

- Install new base trim and base shoe

Millwork- Sun Room

- Reinstall existing casing where patio door was replaced with new windows
- Install new base shoe
- Repair wall around the patio door and each cased opening
- Exclude ceiling repair that may be needed if insulation does not already exist in ceiling

Millwork- Living Room

- Install new base shoe

Millwork- Stairs

- Install new guard rail along stairs- Include 1 angled section and 2 horizontal sections
- Install new greppable handrail up the stairs

Millwork- Rec Room

- Install new door into the future office
- Exclude trim or closet door in the new office
- Install new casing and base trim

Millwork- Hallway

- Install new base trim where hallway was extended
- Excludes installing crown molding

Millwork- Jonas/Micah's bedroom

- Install new door
- Reinstall existing base trim along new wall

Millwork- Elsie's Bedroom

- Install new pocket door into the bathroom
- Install new door into the closet
- Install new casing around each door and the new window
- Install new base trim in the closet

Millwork- Upper level Bathrooms

- Install 3 pocket doors
- Install new casing, base trim, and base shoe

Millwork- Laundry

- Install new door
- Install new casing, base trim, and base shoe

Millwork- Master Bedroom

- Install new door
- Reinstall existing base trim
- Reinstall existing crown molding
- Install new casing around each new window location

Millwork- General Notes

- All trim and doors to match existing
- Reuse as many existing doors as possible being salvaged in demo

Painting/Staining

- Stain and finish all new trim and doors
- Stain and finish custom jambs for cased openings and any windows were resized/relocated
- Stain and finish new guard rail and greppable handrail
- Prime and paint all walls and ceilings (including garage)
- Exclude painting in the following areas: Living Room, Future Office, Master Bathroom, Master Closet

Countertops- Kitchen

- Supply and install 3cm Solid Surface Countertops on the perimeter and island cabinets (No backsplash)
- Group 4 color
- Standard Edge
- MSI double equal bowl- 18 Gauge Stainless Steel

Countertops- Command Center

- Supply and install 3cm Solid Surface tops on cabinets (No backsplash)

Countertops- Main Level Half Bath

- Supply and install 3cm Solid Surface tops on the vanity- include 4" backsplash
- Group 4 color
- Standard Edge
- Oval porcelain vanity bowl

Countertops- Upper level bath Vanity (42")

- Supply and install 3cm Solid Surface tops on the vanity with 4" backsplash
- Group 4 color
- Standard Edge
- Oval porcelain vanity bowl

Countertops- Upper level Bath Vanity (62")

- Supply and install 3cm Solid Surface top on the vanity with 4" backsplash
- Group 4 color
- Standard Edge
- Oval Porcelain vanity bowl

Countertops- Laundry

- Supply and Install high definition laminate tops on the cabinets with 3” backsplash
- Include drop-in laundry utility sink

Tile Backsplash- Kitchen

- Supply and Install new tile backsplash along the kitchen perimeter cabinets
- Tile TBD

Closet Shelving

- Supply and install basic shelving in mudroom closet and Elsie’s bedroom closet
- Basic shelving includes: 1 shelf with brackets and a wood rod

Bathroom Finishes- Main Level Half Bath

- Install owner provided vanity mirror
- Install 2 owner provided towel racks
- Install owner provided toilet holder

Bathroom Finishes- Upper level Hall Bath

- Install owner provided vanity mirror
- Install 2 owner provided towel racks
- Install owner provided toilet roll holder

Bathroom Finishes- Elsie’s Bathroom

- Install owner provided vanity mirror
- Install 2 owner provided towel racks

Gutters and Downspouts- Home

- Supply and install 127’ of 5” seamless gutters and 85’ of 3” x 4” downspouts
- Supply and install 127’ of Leaf Blaster Pro Screens on new gutters or equal

Gutters and Downspouts- Garage

- Supply and install 73’ of 5” seamless gutters and 15’ of 3” x 4” downspouts
- Supply and install 73’ of Leaf Blaster Pro Screens on new gutters or equal

Retaining Wall Allowance

- Repair pavers that were moved for garage addition
- Remove pillar and portion of seat wall to allow for larger walkway
- Use the existing pillar and/or seat wall blocks to finish the end of wall seat wall

- Salvage the pavers that are along the drive to use in other areas of the patio
- Any remaining salvaged pavers to be used to create a larger entrance in the area where the seat wall and pillar were moved
- New paver area will have to be at least 2 feet from the lower wall to allow for grade transition in the pavers
- Exact size and shape to be determined in the field based on remaining useable pavers

Deck

- Replace all deck boards with composite materials
- Structural modifications to add a future covered area extending from the porch

Deck Alternate

- Covered area extended from the porch to edge of existing deck