



Jenkins Garage Renovation

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5310 SE Country Club Rd.
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Scope of Work

Demo

Kitchen:

- Remove existing kitchen cabinets/countertops/appliances/sink/tile backsplash
- Remove existing sheetrock from south kitchen wall

Pantry/Office/Utility Room:

- Remove existing pantry/office interior walls
- Remove existing tile flooring
- Remove existing cabinets
- Remove existing sink/vanity in garage
- Relocate pantry to office 3-0 door as indicated on plans
- Remove garage door/track/opener
- Relocate mini split head unit to be centered over new entry doors
- Remove existing cellulose insulation over utility/office/pantry

Plumbing

- Remove and replace current water heater relocate to south exterior wall w/ LP tankless hot water heater
- Plumb in supply and drain to new 6' kitchen sink
- Relocate supply/drain for new washing machine location in new pantry
- Relocate supply/drain for new pantry sink
- Run supply lines to coffee maker location, pot filler, steam oven and wine cooler

Electric

- Restructure electrical panel to accommodate additional receptacles, lighting and new appliance electrical

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- requirements in kitchen/pantry/office
- Relocate wiring for new water heater location
- Install receptacles in required locations for new appliances
- Relocate existing island lights over new island location
- Install can lighting in new pantry area

HVAC

- Relocate range hood ventilation to align with new range hood location
- Relocate dryer vent to new dryer location in pantry
- Relocate mini-split head unit

Insulation

- Spray foam insulation on underside of roof decking over new pantry/office area
- Spray foam insulation on new exterior south wall

Gas

- Rough in for the new range connection
- Install supply connections and 2 new gas LP water heaters

Brick

- Brick in existing garage door and garage entry door opening to match existing brick exterior

Door Allowances

- (\$3,500) Wood finished pocket door
- (\$8,500) Double door entry to garage
- (\$3,000) Door from pantry to office

Framing

- Frame in existing garage door and existing 3-0 garage entry door opening
- Relocate/reframe new door opening from new pantry area to new office area
- Replace 2 existing garage windows
- Install new double 3-0 doors
- Install new 3-0x6-8 solid wood pocket door between kitchen and office
- Reinstall sheetrock on kitchen south wall and plaster finish
- Sheetrock/plaster interior of new south wall of pantry
- Misc. sheetrock/plaster repair for lighting relocation
- Replace existing baseboard/crown in living area with stained wood crown/base
- Fir out 2x6 wall on south pantry wall to create chase for new wiring for freezers and relocation of new copper supply lines for HVAC head unit location
- Paint new south pantry wall