



THE WILLIAM WINSTON GROUP, LLC.

38 EQUESTRIAN LANE

EAST FALMOUTH, MA 02536

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508-524-6720

December 30, 2020

Respectfully Prepared for:

Your name here.

Project Location:

Your address here.



Base Bid Price: Your project cost here (**\$xxx,xxx.xx**)

Thank you for allowing The William Winston Group the opportunity to cater to your quality home construction needs. Based on the final project plans and specifications outlined by "insert architect here" on December 21, 2020 (attached as Addendum A), The William Winston Group is responsible for all permitting fees, using only licensed and insured subcontractors when needed. All permitting will be obtained using the architectural and site plans that have been paid for and supplied by "your name here". The William Winston Group respectfully submits the following construction outline.

SCOPE OF WORK TO BE PERFORMED:

Demolition of Existing First Floor Bathroom:

- Remove and dispose of existing bathroom. Demolition to include removal of wall, floor, tub/shower enclosure, sink, toilet, lighting, window, and fan/light combo. Install shark bite fittings on all plumbing lines. Cap off all electrical wires.

Demolition of Existing Staircase:

- Remove and dispose of existing staircase and railings. Frame and deck open area on second floor.

Demolition of Chimney from Second Floor to Termination:

- Remove sheetrock surrounding chimney on second floor landing. Relocate electrical outlets in chimney. Remove and dispose of all brick and block from landing floor through rough. Deck, insulate and roof rough area where chimney penetrated room (note: shingle color will not be exact match due to fading of existing of shingles). Frame and deck flooring in landing area. Strap and patch in sheetrock on landing ceiling where chimney previously penetrated.

Sliders:

- Remove and dispose of existing (2) sliding glass doors. Install new Anderson A Series Sliding Doors with screens. One unit to be sized at 141" x 82" with two fixed panels and two operative sliding panels.

One unit to be sized at 96" x 82" with one operative sliding panel and one fixed. Final locations to be determined upon site visit with client. Lead time for sliders is 16 weeks. Sliders to include new structural headers and all new exterior PVC trim and 1"x4" interior trim. Relocated all affected electrical switches and outlets as the result of larger sized units.

Exterior Bathroom Door:

- Install new ThermaTru exterior door in existing location of to be removed window. Final door style to be selected by client. Door to include all new exterior PVC trim and 1"x4" interior trim and Schlage keypad door lock.

Siding:

- Remove and dispose of existing cedar shakes and all associated trim on wall of home facing water. Install new Grade A single dipped Cape Cod Gray cedar shakes.

New Ensuite Bedroom:

- Frame new bathroom to include pocket door. Rough plumb new bathroom. Rough electrical new bathroom. Insulate new bathroom walls using R-11 fiberglass and R-19 for ceiling. Sheetrock and plaster all newly framed walls. Construct new tile shower (36" x 60"). Customer to select tile for shower. Install customer selected 36" vanity with top, undermount sink and faucet. Install new customer selected wall hung toilet. Install new customer selected tile flooring. Install new frameless glass shower door, hardware color to be selected by customer. Install single head shower valve and trim with body sprayer. Unit to be selected by customer. Install new vanity light and vanity mirror, both to be selected by customer. Install (1) wet rated flush mount puck light in shower. Install (1) Panasonic Whisper fan/light combo with rigid 4" exterior vent. Install new GFI outlets in accordance with Massachusetts Building Codes. All bathroom base and door trim to match existing trim finishes in home.

Frame new closet with pocket door in accordance with plans. Install new lighting in closet. Insulate new closet walls using R-11 fiberglass. Sheetrock and plaster all newly framed walls. Final door design to be selected by client.

Existing Bathroom Remodel:

- Rough plumb new bathroom. Rough electrical new bathroom. Insulate bathroom walls using R-11 fiberglass and R-19 for ceiling. Sheetrock and plaster framed walls. Construct new tile shower (final size to be determined) with open linen shelving to right of shower. Customer to select tile for shower. Install customer selected 30" vanity with top, undermount sink and faucet. Install new customer selected toilet. Install new customer selected tile flooring. Install new frameless glass shower door, hardware color to be selected by customer. Install single head shower valve and trim with body sprayer. Unit to be selected by customer. Install new vanity light and vanity mirror, both to be selected by customer. Install (1) wet rated flush mount puck light in shower. Install (1) Panasonic Whisper fan/light combo with rigid 4" exterior vent. Install new GFI outlets in accordance with Massachusetts Building Codes. All bathroom base and door trim to match existing trim finishes in home.

Laundry Room:

- Frame and install new pocket door for laundry room. Install and vent 4" rigid duct for dryer with exterior termination. Install new shutoff valves for washer water lines. Re-wire washer and dryer receptacles. Shelving style and or overhead cabinets to be selected by customer. Two shaker style base cabinets with quartz countertop included.

Hardwood Flooring:

- Weave in new 2 ¼" x ¾" white oak flooring in all areas disturbed by construction and/or newly framed spaces or removed spaces. Sand and refinish all areas of flooring either installed or impacted by constructions. Hallway, laundry, bedroom, closet, etc.

Interior Doors:

- Install (3) new pocket doors at locations in accordance with plans. New bathroom entry door and new hallways closet doors. New second story bedroom entry door. All doors to be solid core in same style as existing doors within home. Hardware style and color to be selected by customer.

Ship Stair:

- Construct new Ship Stair to be installed onto existing landing. Final design of Ship Stair to be determined by customer.

Painting:

- All affected areas of Phase 1 to be repainted. All trim and doors will be sprayed, not brushed, or rolled. All newly sheetrock and plastered areas will be primed and sanded before painting. All ceilings and closets will be painted using Master Hide Flat White by Sherwin Williams. All trim and walls will be painted the color and finish that customer selects using (2) coats of Benjamin Moore Regel Select.

Second Story Bedroom & Landing:

- Frame, insulate, wire and sheetrock wall with door in accordance with the plans provided by Clancy Construction. Remove all carpeting and install EVP laminate flooring in bedroom and landing. Final flooring style/color to be selected by customer.

Install Mini Split in Second Story Bedroom:

- Wire and install new mini split in newly constructed bedroom. Unit to be placed on left side far wall if staring at the water.

Upgrade Electrical Panel to 200amp Service:

- Install new 200amp service from street and electrical panel as well as all associated breakers.

- Re-Vent Water Heater from Chimney to Exterior of Home:

HVAC Venting:

- Move current return vent from side of to be demolished staircase to a floor mounted unit along existing fireplace wall. Move two venting units from in front of sliding door operative panels to sides of non-operative panels.

Window Replacements:

- Remove and replace existing window in bedroom on front of home. Cut in and install three transom windows centered on bed wall in bedroom. Remove existing bedroom window and replace with single matching transom window in shower stall. All windows to be Anderson 400 series. All exterior window trim to be Azek composite. All interior trim to match existing finishes within home.

All materials are warrantied per manufactures warranty. All workmanship is warrantied for a period of one year from the date of final invoice issued by The William Winston Group. Final inspection is defined as a final walkthrough and agreement that the proposed specifications/plans scope of work has been completed. Any alteration or deviation from the specifications/plans outlined above involving extra

costs, be it by homeowner changes or unforeseen structural, electrical or plumbing matters, will be executed only upon written workorder and will become an extra charge over and above the contracted price. All deadlines are contingent upon manufactures lead times that are beyond The William Winston Groups control. Every effort will be made on behalf of the William Winston Group to have the above outlined scope of work completed by May 1st apart from the sliding glass doors and associated sidewall. The William Winston Group has been quoted 16 weeks for delivery of the sliding glass doors. All doors and windows will be ordered immediately upon receipt of a fully executed contract.

NOTE: This quotation includes all client selected plumbing fixtures, vanities, vanity lighting, door hardware and toilets. Shower valves to be single head with separate sprayer.

Payment Schedule: (\$xxx,xxx.xx) due upon execution of this contract. (\$xxx,xxx.xx) due on February 15th, 2022. (\$xx,xxx.xx) due on April 1st, 2022. (\$xx,xxx.xx) due upon completion and successful final walkthrough as defined above.

The William Winston Group - Kevin W. Lolley

Date: 12/30/21

Your name here

Date:

Your name here

Date:

ADDENDUM A

