



Date: 01/02/2024

To: Mr. Alex & Mrs. Liza Starnes
314 Gilbert Ave.
Raleigh, NC 27603
Phone: 919.796.2977
Email:
Designer: Freys Building and Remodeling
Project: Kitchen Remodel

From: Frey's Building & Remodeling Company
Mr. Scott Frey
311 Ashville Ave. Suite E
Cary, NC 27518

Bid expires 60 days from date on proposal
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Notes

- The Environmental Protection Agency states that homes built prior to 1978 are assumed to have lead paint. Frey's Building & Remodeling is a Certified RRP that can perform the determining test, as directed by the E.P.A., for a fee of \$300. If the test results come back positive a fee for the then required remediation by Frey's Building & Remodeling will be given, per the guidelines of the EPA, and must be approved by the Homeowner prior to any work being performed.

Re: Bid Proposal for the Kitchen and Bathroom Remodel:

Kitchen Remodel

Demo

- **Cover plates, switches and countertops in the Kitchen will be reused if possible**
- Disconnect & Cap ALL the plumbing in the Kitchen
- Disconnect & Remove the appliances from the Kitchen (all appliances to be reused)
- Remove the fixtures and faucets from the sink in the Kitchen (**save faucet for reuse**)
- Remove the backsplash, countertops and sink in the Kitchen
- Remove the base, upper & island cabinetry in the Kitchen
- Remove the pine hardwood from the Kitchen

Framing

- Check floor to see if it can be leveled
 - Any floor repair work would need a change order

Insulation

- No insulation is included in this proposal, unless specified, if insulation is needed to meet code additional charges will apply

Plumbing

- **New Sub-Zero or Wolf Appliances to be installed by Others, if applicable**
- See **Demo** for work already performed
- New Plumbing Fixtures to be supplied by **Homeowner (reinstalling existing)**
- Install new shutoff valves, plates, etc. for/on all **new** plumbing in the Kitchen
- Install & Connect the drain, trap, disposal, sink & faucet in the Kitchen
- Location to remain the same
- Install & Connect the supply lines & drains to the saved dishwasher in the Kitchen
 - Location to remain the same
- Relocate the water supply line to the refrigerator in the Kitchen
 - Location to be verified on site (**moves**)
- Install & Connect supply line for the saved refrigerator in the Kitchen
- Location to remain the same
- **New Sub-Zero or Wolf Appliances to be installed by Others, if applicable**

Electrical

- **New Sub-Zero or Wolf Appliances to be installed by Others, if applicable**
- See **Demo** for work already performed
- Use existing electrical devices in the Kitchen
 - Includes switches, outlets, etc.
- Install (1) new pendant light (**over the island**) in the Kitchen
 - To be supplied by **Homeowner**
 - To be installed on new switch
 - Location to be verified on site
- Install (6)-new LED under cabinet lights in the Kitchen
 - To be supplied by Builder
 - To be installed on new switch
 - Location to be verified on site
- Install (2) outlets on the island in the Kitchen
 - Location to be verified on site
- Use existing disposal circuit & wiring for the saved disposal in the Kitchen
 - Location to remain the same
- Use existing dishwasher circuit & wiring for the saved dishwasher in the Kitchen
 - Location to remain the same
- Use existing microwave circuit & wiring for the saved microwave in the Kitchen
 - Location to remain the same
- Use existing cooktop circuit & wiring for the saved range in the Kitchen
 - Location to remain the same

- Use existing refrigerator circuit & new wiring for the saved refrigerator in the Kitchen
 - Location to be verified on site (**moves**)
- Install (1) new 20-Amp circuit and wiring for the new beverage fridge in the Kitchen
 - Location to be verified on site
- Re-Wire and Set Appliances (dishwasher, fridge(s), microwave, range, washer, dryer, etc.)
- **Price does not include LED Dimmer Switches, unless otherwise noted in the scope**
- **Price DOES NOT include additional circuits, switches, receptacles, or subpanel, if needed**
- **New Sub-Zero or Wolf Appliances to be installed by Others, if applicable**

*****Option to add LED Dimmer Switches add \$50.00 per Dimmer Switch to the Final Price*****

HVAC

- **No HVAC work is included in this proposal**

Drywall

- See **Demo** for work already performed
- Repair drywall damaged due to demo and remodel in the Kitchen including, but not limited to:
 - Of the backsplash, countertops, cabinets, trim, etc.
 - For Framing, Plumbing, HVAC & Electrical work
- Install ½" drywall in the Kitchen including, but not limited to:
 - On New and/or Exposed framing, to repair holes, etc.

Hardwood Flooring

- Move furniture out of and back into the House, as needed only
 - Frey's Building and Remodeling will move household items into the Garage, and we will also move household items back into the House ~ except for electronics, antiques, pianos, family heirlooms, etc.
 - Homeowners are responsible for Pods, Storage Units, etc. – if needed
- Install new 2 ¼" select pine hardwood flooring, as needed only, in the Kitchen to match existing as close as possible
 - **To stop at threshold in hallway**
 - Flooring to be supplied by **Builder**
- Sand & Refinish the hardwood flooring in the Kitchen
 - Includes dust-free sanding, (1) coat of Stain, (3) coats of Bona Mega-One Water Based Polyurethane Finish, shoe molding stained to match, and 1-year finish warranty
- Install painted shoe molding
- Frey's Building & Remodeling **CANNOT** guarantee an exact flooring color match due to circumstances beyond our control, therefore (1) attempt to match will be made, any attempts after that will be an additional charge ~ In order to

ensure floors match exactly we recommend refinishing all adjoining hardwood flooring

- Price **DOES NOT** include, painted shoe molding, site-finished laminate, engineered, bamboo, upgraded wood (size/species) or finish level(s), or any unforeseen material/labor price increases should sub-floor or pre-existing conditions arise.

Cabinetry

- New cabinetry in the Kitchen to be supplied and installed by **Builder**
- Masterpiece Cabinetry – Kitchen
- Fox Court traditional overlay door
- ~~Off-white~~ Canvas painted finish
- ~~Standard~~ Plywood box construction
- Soft-close doors – Five piece drawer heads
- Wood, dovetailed, soft-close drawers ~~w/ 5 pc fronts~~
- Hardware included
- Tops by others
- Includes delivery and installation

Countertop

- Install new 3 cm. Ornamental Light Granite Countertop. ¼” Radius Edge. No Backsplash One Undermount Sink Hole with Sink Mount and Faucet Holes. Template Delivery and Installation.
 - Includes One Large Single Bowl 18 Gauge Undermount Stainless Steel Sink
 - Faucet specs – 1 hole
- ~~Please contact Gabi Morales with Absolute Stone at 919.462.8084~~
- Price may vary based on your Final Selections

Tile Backsplash

- Includes only labor for standard basic/installation of porcelain tile (up to 18”) in the Kitchen at cabinets and in the Laundry Room at the cabinet
 - Price may vary based on final design, selections, and site conditions
 - An allowance of \$700 for tile materials is included in this proposal
- Tile and grout to be provided by **Builder**
- Price **DOES NOT** include leveling the wall(s) and/or non-standard items such as: patterns, picture frames, mosaic, marble, natural stone, glass, and epoxy grout

Trim

- Install new baseboards and shoe molding, as needed, in the Kitchen
 - To match existing trim as close as possible
 - Location to be verified on site
- Repair existing/Install new door casing & baseboards in the Kitchen, as needed only, to match existing throughout as closely as possible
 - Location to be verified on site
- Price **DOES NOT** include any custom/milled/special order materials
- Price **DOES NOT** include removing the existing and installing new trim if we are unable to match the existing profile(s)

Paint

- **Price does not include any oil base painting, unless otherwise noted in scope**
- Painter is responsible for light sanding, caulking, priming, staining and paint
 - Includes standard point-up only*
 - Price **DOES NOT** include addressing **any** pre-existing conditions*
- Paint ceiling, walls & trim in the Kitchen and Nook
 - Paint to be supplied by **Builder**
 - Price based on (1) ceiling, (1) wall color & (1) trim color
 - Paint brand to be Sherwin Williams Pro Mar 200 (ceiling & wall) and Cashmere (trim) – any other paint is considered an upgrade

General Notes

- Frey's Building & Remodeling will point up drywall and touch up paint, only as needed, in the areas affected due to Demo & Remodel within the area of work
- If not currently installed, Frey's Building & Remodeling will supply and install smoke & carbon monoxide detectors, where needed, as required by code.
- Price based on non-load bearing conditions unless otherwise stated in scope of work
- Price does not include relocating any unforeseen Electrical, Plumbing or HVAC outside of the scope of work
- Estimated Pricing Only Until All Appliance & Fixture Specifications Are Finalized
- Flooring, Furniture, Household Items, Etc. to be protected prior to construction
- Remodel Area to be sealed off from the rest of the House with plastic
- All items removed will be donated to Habitat for Humanity unless specified otherwise - Items not taken by Habitat for Humanity will be thrown in garbage
- Dumpster and Port-a- John to be delivered on site
- Professional cleaning at completion of project included
- Permits and/or Fees included
- All work to meet NC State Building Code
- 1-year builder (licensed & insured) warranty included

Option 2 Kitchen and Hardwood Remodel Price:

\$43,900.00

*****Price is Valid for 60 Days*****

Option for Full Overlay Doors on Kitchen Cabinets

Add to Final Price \$3,000.00

Re: Bid Proposal for the Bathroom Remodel:

Bathroom Remodel

Demo

- Disconnect & Cap the plumbing, as needed, in the Bathroom
- Remove the toilet in the Bathroom
- Remove the shower valve and trim
- Remove the existing tub and surround
- Remove the tub valve in the Bathroom
- Remove the trim, only as needed
- Remove the pendant light fixture

Framing

- Install materials & framing, as needed, for the new shower configuration in the Bathroom
 - Includes blocking for shower glass and curb
 - Location to be verified on site
- **Price does not include Engineering Fees, if needed**

Insulation

- No insulation is included in this proposal, unless specified, if insulation is needed to meet code additional charges will apply

Plumbing

- See **Demo** for work already performed
- Plumbing Fixtures to be supplied by **Builder**
- **For Pricing Purposes, a 'Good' Plumbing Package is included in the Final Price:**
 - **Shower Valve & Trim:**
 - (1) Phister PSK-Contempra – 1K Shower Valve
 - 446520
 - (1) Phister Handheld Shower Valve
 - 015-6WDS
 - (1) Phister Shower Valve
 - 0X8-340A
 - **Toilet:**
 - (1) Kohler Highline Comfort Height Two-Piece Elongated 1.6 GPF Toilet with Elongated Bowl
 - (1) Kohler Impro Elongated Closed Front Seat
 - K-26801-0
- **For pricing purposes a \$1275 allowance for Plumbing Fixtures is included in this proposal**
- Install new shut-off valves, plates, etc. for/to match ALL new plumbing fixtures
- Install & Connect a new pre-cast pre sloped shower pan, trap, & drain for the shower in the Bathroom
 - Locations to be verified on site
- Install & Connect (1) new shower valve in the Hall Bathroom
 - Location to be verified on site
- Install & Connect (1) new wall-mount showerhead in the Hall Bathroom
 - Location to be verified on site
- Install & Connect (1) new diverter valve for the handheld shower head in the Hall Bathroom
 - Location to be verified on site
- Install & Connect (1) new handheld shower head in the Hall Bathroom
 - Location to be verified on site
- Install & Connect the new toilet in the Bathroom
 - To be installed in existing location

Electrical

- See **Demo** for work already performed
- Update/Swap Out electrical devices, as needed only, in the Bathroom
 - Includes switches, outlets, etc.
- Install (1) new 6" LED cans light in the Shower
 - To be supplied by **Builder**
 - To be installed on existing switch
 - Locations to be verified on site (**new**)
- Install (1) new wall mounted lights over the vanity
 - To be supplied by **Homeowner**
 - Relocated from removed pendant light
 - To be installed on existing switch
 - Location to be verified on site
- Install (1) new 6" LED cans light centered in the Bathroom
 - To be supplied by **Builder**
 - To be installed on existing switch
 - Locations to be verified on site (**new**)
- **Price does not include LED Dimmer Switches, unless otherwise noted in the scope**
- **Price DOES NOT include adding additional switches, outlets, circuits, and/or sub-panel, if required**
- **Price may vary based on final design, materials, and site conditions***

*****Option to add LED Dimmer Switches add \$50.00 per Dimmer Switch to the Final Price*****

HVAC

- See **Demo** for work already performed
- Install (1) new Panasonic Whisper Bath Fan in the Bathroom
 - To be supplied by **Builder**
 - To use existing vent ductwork, if new venting is needed additional charges will apply
 - Location to be verified on site

Drywall

- See **Demo** for work already performed
- Repair drywall in the Bathroom, including, but not limited to:
 - Demo and remodel of the Tub and Shower
- Install ½" drywall, in the Bathroom, including, but not limited to:
 - Exposed and/or new framing, & to repair holes

Tile

- New Bathroom Tile to be selected by **Homeowner** and supplied by **Builder**
 - ~~For pricing purposes, a per square foot allowance for the tile is included:~~
 - ~~Shower Wall/Ceiling Tile at \$5.00/square foot~~
 - ~~Bullnose Tile at \$7.00/linear foot~~
 - ~~Shower Floor Tile at \$20.00/square foot~~

~~• Please contact Ryan Frank with Triangle Tile at 919.859.5860~~

~~• Price may vary based on your Final Selections~~

- **Tile Selections**

- Walls-70TrenPureWhit 2.5x10 Trend Pure White
 - Bullnose 70TrenPureWhit 2.5x10BN Trend White Gloss
 - Shower Floor 2" Hex Soho 2.0 Loft Grey Matte
 - Grout Perma Color Brite White 25lb
 - Traditional Tee Hooks – BN Finish
- Grout, tile, thresholds, and caulk to match to be supplied by **Builder**
 - ½" Cement board, thin-set, and labor all included in Builder's price
 - **Install (1) Standard Single Preformed Recessed Niche in the Bathroom**
 - Location to be verified on site
 - **Install (1) Standard Double Preformed Recessed Niche in the Bathroom**
 - Location to be verified on site
 - **New Shower Wall Tile is based on Large Format Porcelain Tile**
 - Shower walls to be waterproofed with an elastic membrane
 - Shower wall tile to be tiled up to 7'
 - Shower wall tile to be run straight w/Bullnose Border
 - **New Shower Floor Tile is based on Mosaic Sheet Porcelain Tile**
 - Includes a standard shower pan (NOT a curb-less entry)
 - **Extras (if not already included in the above):**
 - Tiles installed on a diagonal or in a pattern will be an additional \$2.00 per square foot due to additional material(s) and labor needed
 - Natural Stone Tile will be an additional \$2.50 per square foot (price includes sealing labor, but not actual sealant material)
 - Marble Tile will be an additional \$3.50 per square foot
 - Glass Tile will be an additional \$7.00 per square foot
 - **Tile price is an estimate until final selections are made**
 - **When selections are made please pass along to Freys Building and Remodeling**
 - Frey's Building and Remodeling **CANNOT** be held responsible for discoloration of natural stone in wet/moisture heavy areas (discolors due to absorption of water)
 - Price **DOES NOT** include leveling the floor, cuts, matching thickness, vanity backsplash, patterns, picture frames, mosaic, marble, natural stone, glass, shower ceiling tile, epoxy grout, and/or heated tile floor

Cabinetry

- Vanity to remain as-is

Shower Glass

- Install new 3/8" Clear Frameless Shower Surround and Door at 80" High w/**Brushed Nickel Hardware** in the Bathroom
 - To be supplied by **Builder**
 - Price may vary based on final design, materials, and site conditions

Trim

- Repair existing/Install new crown molding, door casing, baseboards, shoe molding in the Bathroom, as needed only, to match existing throughout as closely as possible
 - To match base trim in the home as closely as possible
- Install new bath hardware, as needed, in the Bathroom
 - To be supplied by **Homeowner**
 - Tee Hooks listed in tile supplied by **Builder**
 - Includes installation of toilet paper holder, towel rings, hooks, etc.
- Price DOES NOT include any custom, milled, or special-order materials

Paint

- **Price does not include any oil base painting, unless otherwise noted in scope**
- Painter is responsible for light sanding, caulking, priming, and paint
 - Includes standard point-up only
 - Price **DOES NOT** include addressing any additional pre-existing conditions
- Paint the ceiling, walls and trim in the Bathroom
 - Paint to be supplied by Builder
 - Price is based on (1) ceiling color, (1) wall color & (1) trim color
 - Price is based on Sherwin Williams Pro Mar 200 (ceiling & walls) and Cashmere (trim) – any other paint is considered an upgrade

General Notes

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- Permits and/or Fees included
- All work to meet NC State Building Code
- 1-year builder (licensed & insured) warranty included

Bathroom Remodel Price:

\$17,800.00

*****Price is Valid for 60 Days*****