

Provide the necessary materials and labor to finish the basement into a family room type environment including and exercise room, music room, media room and ½ bath. The quote shall be prepared based on specification outlined during our conversations and measurements taken during the initial visit to the residence. Detailed specifications, which shall be used as a guide in preparing this estimate, are listed as follows:

Contractor is to provide the following for completion of the project:

- All required labor
- All necessary equipment and supplies
- Purchase, arrange and coordinate for delivery of all materials
- Coordination of all work
- Disposal of all normal construction related materials/debris
- All necessary building permits and related approval for the work to be performed
- All necessary permit fees, drawings, submittals and inspections

The owner is to provide the following:

- Access to the work area on weekdays and weekends with notice.
- Use of 1 bay of the garage for materials storage for a 3 week period.
- Access to electrical power and a tool/hand wash basin.
- All flooring finishes (carpet, tile work, etc.)
- Cabinets and installation of dry bar

The terms of payment may be negotiated, but are suggested as follows:

- \$500 Deposit upon acceptance
- 30% at time of starting work
- 30% upon completion of drywall
- 25% upon completion of trim and millwork
- 15% upon approval of permits and owners final acceptance

The time scheduled for completion of the project should be approximately 6-7 weeks from start through completion, and any longer period expected need to be presented by the contractor at the time of initial proposal. The contractor is to provide a total turnkey price as outlined including materials, labor and taxes.

Detailed Specifications

The items on the following pages are to be used as a guide in preparing the estimate of work to be completed. All drawings are to be field measured and verified by the contractor, and are provided as a guide for the contractor in developing the proposal, and the contractor is responsible for the accuracy of the project proposal. These written specifications will supersede any drawings provided in the event of any items in conflict.

Base Room Finishes

1. The approximate floor plan and rough dimensions are shown in the attached drawings.
2. Walls to be conventional 2x4 framing 16" on center with ½" drywall covering. Bottom plate to be treated per code. Exterior walls will be insulated with 3.5" Kraft Faced R-13 fiberglass insulation. Interior mechanical room walls will also be insulated with R-13 per code. All exterior walls to be fire stopped and sealed per code. All exterior walls are not to be directly attached to the existing concrete foundation walls, and the new walls are to be freestanding away from the concrete wall surface to provide proper air gap after insulation, and anchored at the floor and ceiling.
3. The final finishes in the finished areas will be smooth finish drywall. The stair well area will be modified to provide with railing and spindles, along the family room/billiards side to provide a more open, yet finished feel.
4. The area to the left of the stairs will be finished as the proposed music room and exercise room.
5. The ceiling in the finished areas will be smooth finished drywall. All ceilings in the finished areas shall be insulated with R-30 insulation. All ceilings will be maximized to clear existing obstructions, per the onsite discussions.
6. Millwork and finishes will be stained oak. Casing for all window and door openings will be 2-1/4" oak colonial casing, while 4-1/4" oak colonial base will be provided around the perimeter of the rooms areas. All doors will be six-panel oak finished to match the other millwork finishes. Actual door sizes subject to final approval and requirements at the time of construction. Matching hardware to the main level house shall be included. The door schedule will be as follows:
 - Storage room 2'-8"
 - Bathroom area (2 each) 2'-4"
 - Music room 2'-4"
 - Exercise room double 2'-6" batwing 15 light glass
 - Furnace area 6'-0" bi-fold
 - Theater room double 2'-6" batwing
 - Future Wine Cellar room 2'-8" single light glass
7. The electrical panel within the family room area will be concealed behind access panel doors which will be painted by the owner to match the other wall surfaces.
8. Provide for relocation of supply air ducts to locations below the finished ceiling level. Each room and common area will be provided with return vents as necessary.

9. At least ten new electrical circuits will be provided for new receptacles and lighting in the finished areas. All electrical will be in conduit and per applicable code requirements. The exact configuration of the power distribution will be job determined. The mechanical room and common areas will be supplied with one new smoke detector each, which will be tied into the central house loop within the finished area. To allow installation of these items and other optional electrical, a new 100-amp sub panel will be installed adjacent to the existing 200-amp panel. Approximate electrical configuration will be as follows:
 - One 20-amp circuit will be provided to the bathroom
 - One 20-amp circuit will be provided to the bar area
 - Two 15-amp circuits for general purpose lighting
 - Two 15-amp circuits for the billiards/family room area
 - One 15-amp dedicated circuit for the theater components
 - One 15-amp circuit for theater receptacles/lights
 - One 20-amp circuit for exercise room
 - One 20-amp circuit for the music room
10. Finished room lighting will break down as follows:
 - Stairway lighting – one new recessed can will be located at the base of the stairs and tied in with existing lighting. Stairway lighting will be switched via 3-way switches from the top and bottom of the stairs.
 - Music room will be provided with four recessed can lights and one ceiling surface mount light (owner to supply fixture).
 - Exercise room will be provided with six recessed can lights.
 - Theater room to be provided with seven recessed can lights and four wall sconce locations (owner to supply fixtures).
 - Common hall to bathroom to be supplied with three recessed can lights.
 - Future wine room to be supplied with six recessed can lights.
 - Billiards area to be supplied with six recessed can lights. Additionally, one centered mounted ceiling surface mounted light for a pool table light (owner to supply fixture).
 - The main family room area to be supplied with twelve recessed can lights.
 - The exact light and switch placement will be job determined prior to installation. All can lighting will be broken down into zones with dimmers as shown on plans. Each unfinished area will be provided with a switched light at the point of entry.
11. Four new coax type television jacks will be installed (one in theater room, one in family/billiards room, one in exercise room, one in music room). Two new phone jacks will be wired into the existing house phone system. Exact location for the above will be job determined and approved prior to installation.
12. Single coat primer shall be included on all walls and ceilings.
13. Provide for the common studs along interior of any unfinished portions (furnace room, storage rooms, and wine room) of the basement to be drywall with a single rough coat of taping and joint compound to cover seams and screws.

14. Provide all cleanup and removal of normal construction related materials, scrap and debris. Provide for a construction sweep and rough cleaning upon completion of all work.
15. Add direct duct air supply for combustion air at HVAC and hot water tank, including a carbon monoxide detector per state code and living space air exchange system required by code.

Bathroom Area

1. Complete rough-in of toilet and lavatory sink (both are owner furnished) including plumbing, vents and copper supply lines with shut-off valves.

Other Options to Quote

1. Option to supply and install two 48-60" electric baseboard heaters tied into a single wall controller.
2. Options to supply and install one new 50-amp 220V service for a future hot tub service location as shown on the drawings. Also, one 20-amp weather proof service and enclosure would be provided at the same location.
3. Additional sound reducing methods or materials for the theater room and music room (fabric wrap, dense application drywall, etc.).