

The following proposal is for the partial renovation of the 1217 Burgundy St. Interior and exterior work included.

EXTERIOR:

Brick work: Entire driveway side brick wall will be tuck pointed. VCC guidelines will be followed for removal of old material and installation of new mortar. Front brick wall receives only partial tuck point repair as needed.

Exterior painting: All exterior surfaces now painted will be fully prepped, primed and two full top coat, same color, will be applied. All windows will be reglazed. Benjamin Moore, top of the line paint will be used.

Slate roof: Existing slate roof with copper flashing is in good condition. Only work planned is to install plumbers roof penetrations where needed.

INTERIOR:

Rear, first floor kitchen will be removed. New wet bar arrangement will be installed including bar sink, ice maker, stained wood cabinets and marble counter top. Two exposed brick walls will be repaired and bricks will remain exposed. Brick floor will remain. Two walls now covered with drywall will have drywall removed and old horizontal wood planking will be cleaned and installed. Ceiling will be exposed joist. Large high def television will be installed on brick wall. Existing doors and one window will be painted.

Bottom of rear first floor stair landing will have existing parquet floor removed. Reclaimed 6" t&g pine floor will be laid to match den floor.

Rear first floor den, Prep and paint den ceiling. Existing den wooden walls to remain. Existing pine floor to be refinished.

Remove first floor hall closet and second floor laundry room to provide room for new elevator to be installed by Champagne Elevators. Provide hoist way and mechanical equipment space above as designed. Elevator has one stop. First and second floor has solid doors to enter or exit at both levels.

Existing first floor butlers kitchen will be removed. Partition wall will be removed to enlarge new kitchen. New kitchen will include a 36" gas stove, vent hood, 2 dishwashers, coffee counter, sink with disposer and a triple canister water filter system. Existing side by side Sub Zero will be reused.

Cabinets will be custom built and painted. Countertops in kitchen are black soapstone.

Kitchen layout includes an island arrangement to seat four.

Existing heart pine flooring in new kitchen will be repaired and refinished completely.

New 1"x8" t&g clear pine will be installed horizontally on new kitchen walls and ceiling. New wood on walls and ceiling will be painted.

Dining room will have wallpaper removed from ceiling and upper walls. Art lights will be replaced.

Walls, ceiling and trim will be fully prepped, primed and painted two top coats.

Front first floor parlor will also have art lights replaced. Wallpaper removed and all surfaces fully prepped, primed and 2 top coats paint applied.

Existing 1/2 bath under front first floor stairs will not have any work done.

First floor hall walls and ceiling will be prepped and painted.

SECOND FLOOR:

Both front and rear stairs will have existing carpet removed and replaced.

Second floor hall will be fully prepped and painted only. Art lights will be replaced.

Front master bedroom will have new art lights replaced. Center ceiling light fixture will be removed. Carpet will be removed and existing floor will be refinished. Walls and ceiling will be fully prepped, and painted.

Existing master bath and dressing area will be removed. New space will include a new closet design and a new bath and dressing room layout.

Bath shower will include a trough drain, bench seat and fully tiled shower using porcelain tile.

Bath floor will be same porcelain tile as shower.

Master bath fixtures include a toilet, urinal and two lavatories.

Bath dressing room closet and dressing area floor will be reclaimed heart pine to match existing.

Walls will be 5/8" sheetrock, wooden baseboard. All drywall and baseboard will be painted.

New vanity cabinets will be painted with marble tops.

New Second floor bedroom:

With our new layout comes a new second floor bedroom and bathroom. New guest bathroom includes a toilet, shower and vanity with a painted base cabinet.

Shower is fully tiled using porcelain tile. Glass shower door will be installed. Bath floor also tiled. Bath walls and ceiling are 5/8" sheetrock, tile baseboard, painted walls and ceiling.

New bedroom has sheetrock walls and ceiling, wooden baseboard, all painted surfaces. Existing hardwood floor will be refinished.

Office will have walls and ceiling painted only.

Existing closet will become new washer dryer closet. Stacked washer dryer will be installed in existing space.

Top of rear stairs will be repainted only.

Rear second floor bedroom will be repainted only.

Stairs to third floor include wall and ceiling will be painted. New entry will be framed for third floor small bedroom. One light switch will be relocation new doorway.

Walls and ceiling will be painted.

Small bathroom will have old ceramic tile floor removed. Sub floor will be repaired as needed. Existing shower will remain. New vanity base cabinet and new toilet will be installed. New ceramic floor will be installed.

Walls and ceiling will be painted.

Large third floor bedroom has had pool tables removed. Bedroom walls will remain exposed wood as is. Ceiling will be painted.

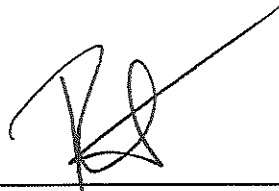
Existing third floor kitchenette will be removed. New fully tiled shower will be installed. Glass shower door installed. New toilet and lavatory will be installed. All bath wall and ceiling surfaces outside of shower will be painted. Hardwood floors in bedroom and bathroom will be refinished. Clothes closet will be framed and trimmed to separate third floor bedrooms.

Total cost: labor and material \$414,100.00

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