

Sean Burns - Kitchen / Sunroom Remodel - Bid Request

UPDATED 5/2

Submitted by: Inkblot Interiors, Amy M. Morgan
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Client Info:
Name: Sean Burns
Phone: 970-213-7339
Email: Sean.m.burns@gmail.com
Address of remodel: 1724 Constitution Ct. Fort Collins, CO

Project Summary for Sean Burns Kitchen Remodel:

Kitchen and Adjacent Sunroom remodel. (Kitchen 255sf & Sunroom 460sf, entry living 260sf) Client is closing on home to be remodeled April 30th, and has an 8 week window for construction to be completed by end of June. (Late June Deadline is Preferred, client is also finishing basement of current townhome to rent. Client will live at current townhome during construction, prefers to have new home done before moving in, flexible if absolutely required)

SCOPE: Full gutting and remodel of existing kitchen, demo/opening of separating wall between kitchen and sunroom, support beam, & post if needed. Opening doorways to Kitchen. Refinishing of existing wood floors in Entry Living and Kitchen (515 sf) Replacing Sunroom carpet with matching wood flooring. Replacing Outdoor 2'6' swing patio door with 3 Glass Full Lite Swing Door. Replacing and relocating Free standing Gas Fireplace, possibly Run Electric for Freestanding Electric Fireplace . See list included for detailed itemizing. Final budget is still to be decided, full scope and items chosen to remain will depend on quotes.

Possible Budget range \$60k-70k



Before - Kitchen

	Sean Burns Kitchen Remodel Info
Dates:	
April 30th	Closing On House
May 2nd	Roof Repair/Replace Scheduled
June 28th	Completion of Kitchen Sunroom Remodel / Move In
Walls:	
	1. Demo Wall between Kitchen/Sunroom to open for bar seating. Add support beam (wood or steel) possible support post
	2. Enlarge 33" Entry Doorway - Open to Flush with Ceiling Extend Wall for Coffee Bar Demo small wall and Open Doorway to ceiling
	3. Patch Drywall in Sun room - old ac location, fireplace piping, upper wall at peak.
	4. Demo Single Swing Door in Sun Room - Replace with 36" Full Light Hinged Door 5. Add Bay Window In Kitchen / Dining Area - Size TBD
Floors:	
	1. Refinish Existing wood floors in Front Den, Kitchen & Dining.
	2. Demo existing flooring in Sun room - Replace with wood to Match Existing
	3. Remove Railing in Sunroom
	4. Add decorative tile to at 3' Door in sunroom - Cut Hex pattern into floor?
Lighting:	
	1. Replace All Existing kitchen Lighting with new Recessed Cans
	2. Add 2-3 Pendants over Low Counter Seating
	3. Led Strip Lighting under Bar Counter Edge and maybe under Cabinet Toe Kick in Kit.
Fireplace	
	Remove Existing Fireplace, Replace with Freestanding Electric- Run 220 Electric outlet?
Cabintry/ Counters:	
	1. Demo All existing Kitchen Cabinetry and Soffits
	2. Add new Flat Front modern Wood and Color mix (mid to high end)
	3. Tile Backsplash at Coffee Bar & Range
	4. Counter Height Bar seating around L - extend 14" Overhang
	5. Remove All existing Appliances
	6. New Solid Surface Counter Top for main counters and Coffee Bar
	-Sink location Remains Close (2-4" Move, Swap DW and sink Loc.)
	-Range Location remains (gas)

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Project Overview

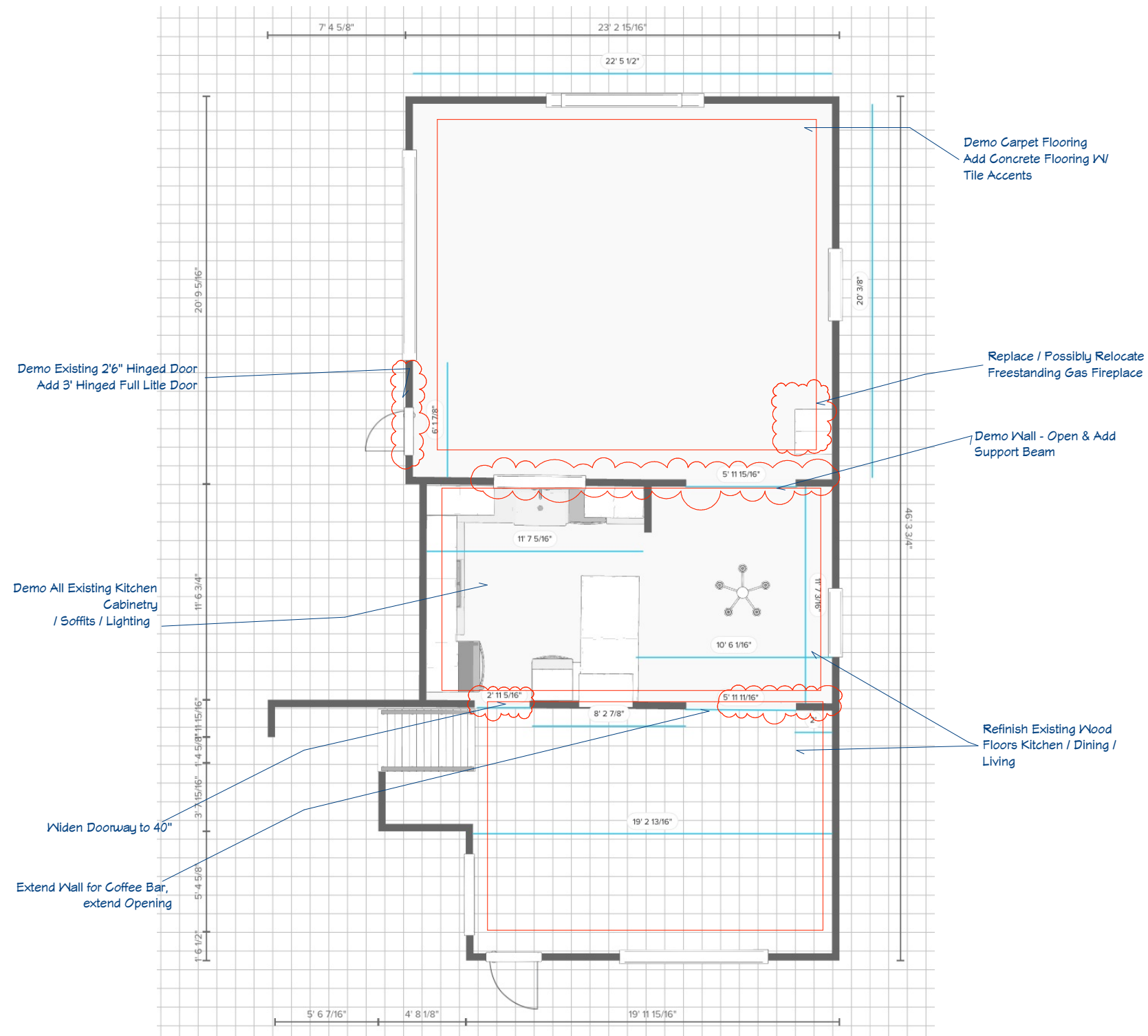
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DRAWINGS PROVIDED BY:
Inkblot Interiors
Amy M. Morgan

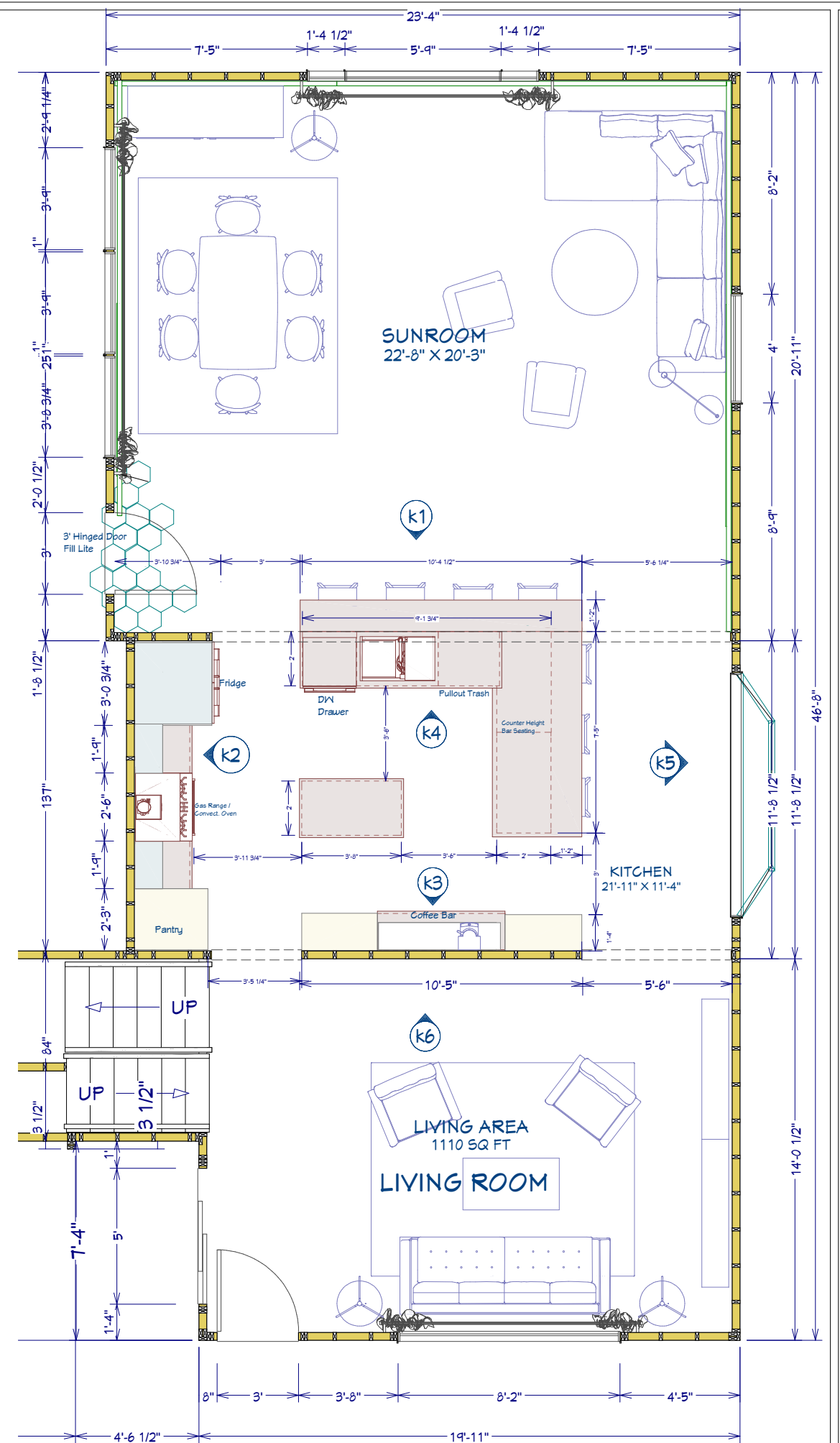
DATE:
5/2/23

SCALE:

SHEET:



Existing Floor Plan / Layout

[illegible]

Original and Proposed Layouts

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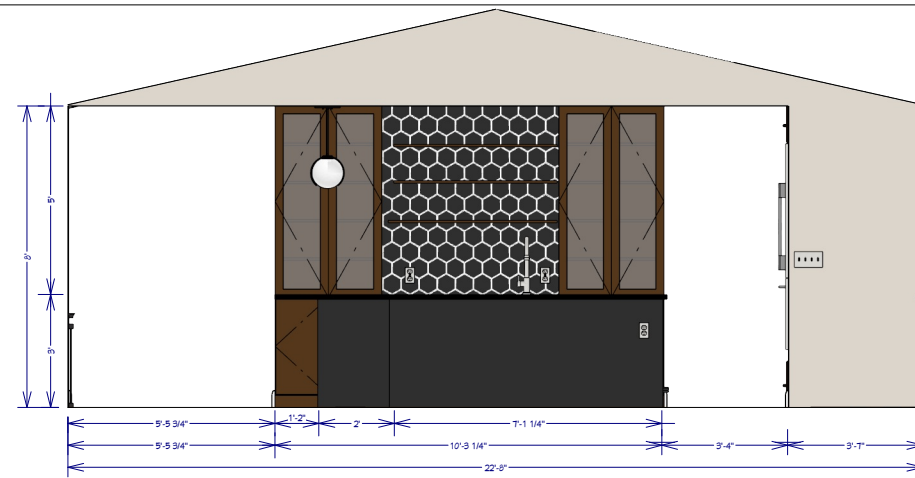
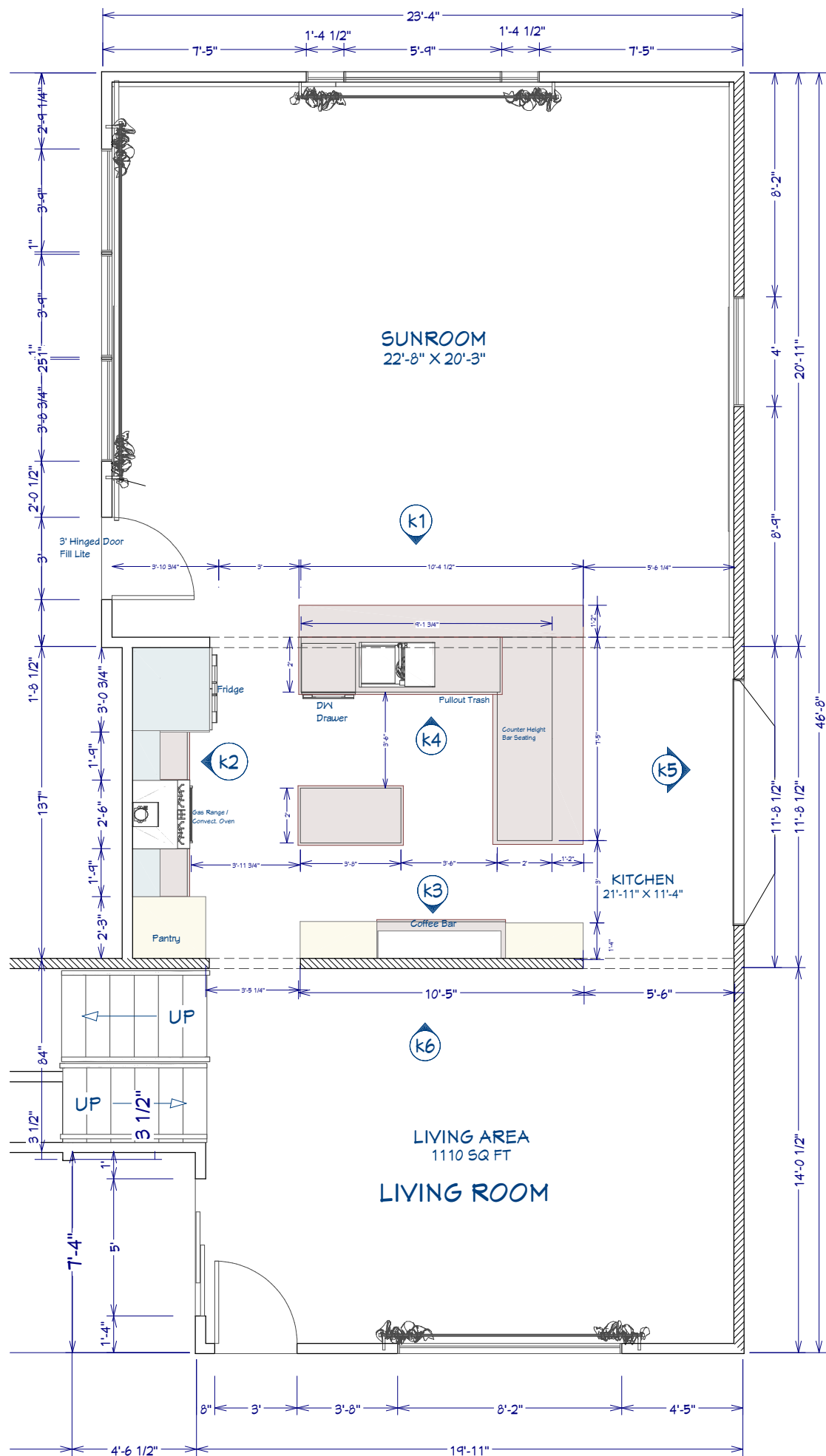
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DATE:

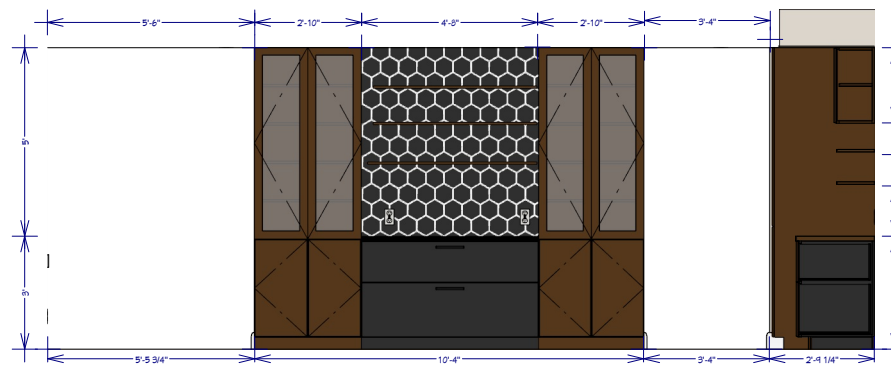
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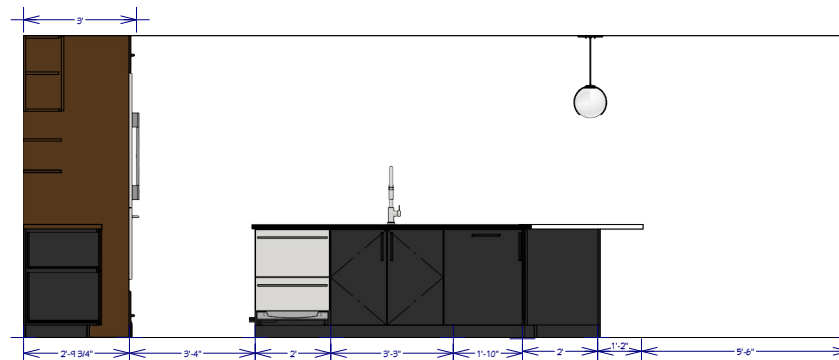
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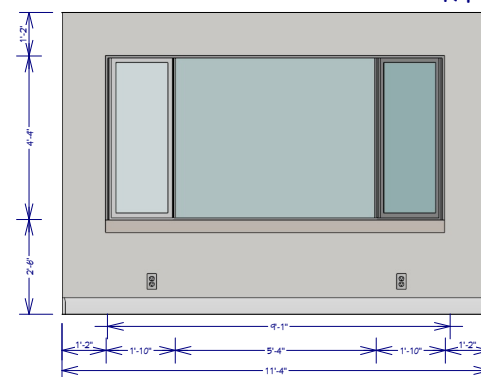
k1 - Living to Kit.



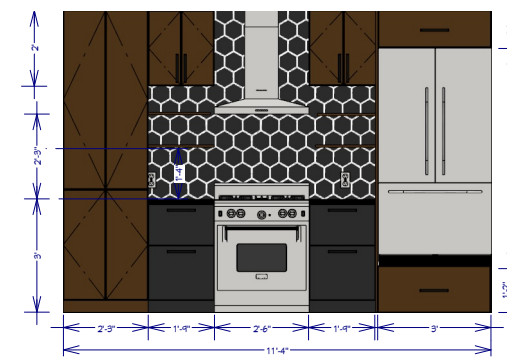
k3 - Coffee Bar



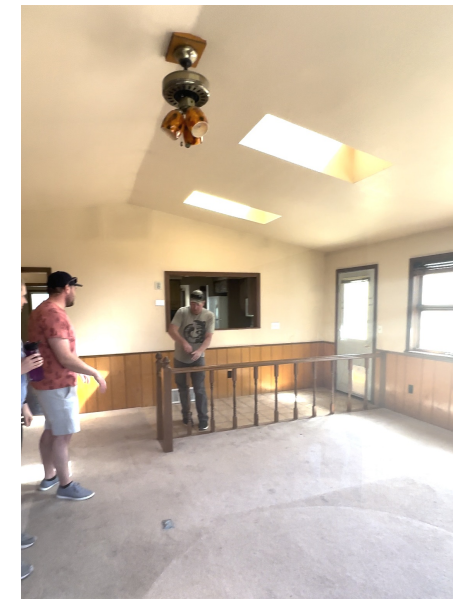
k4 - to sink



k5- Planter Wall



k2 - To Range



Before - Sunroom to Kitchen



Before - Sunroom to Rear



Before - Kitchen To Sunroom

REVISION TABLE	
NUMBER	DATE

Elevations &
Before Images

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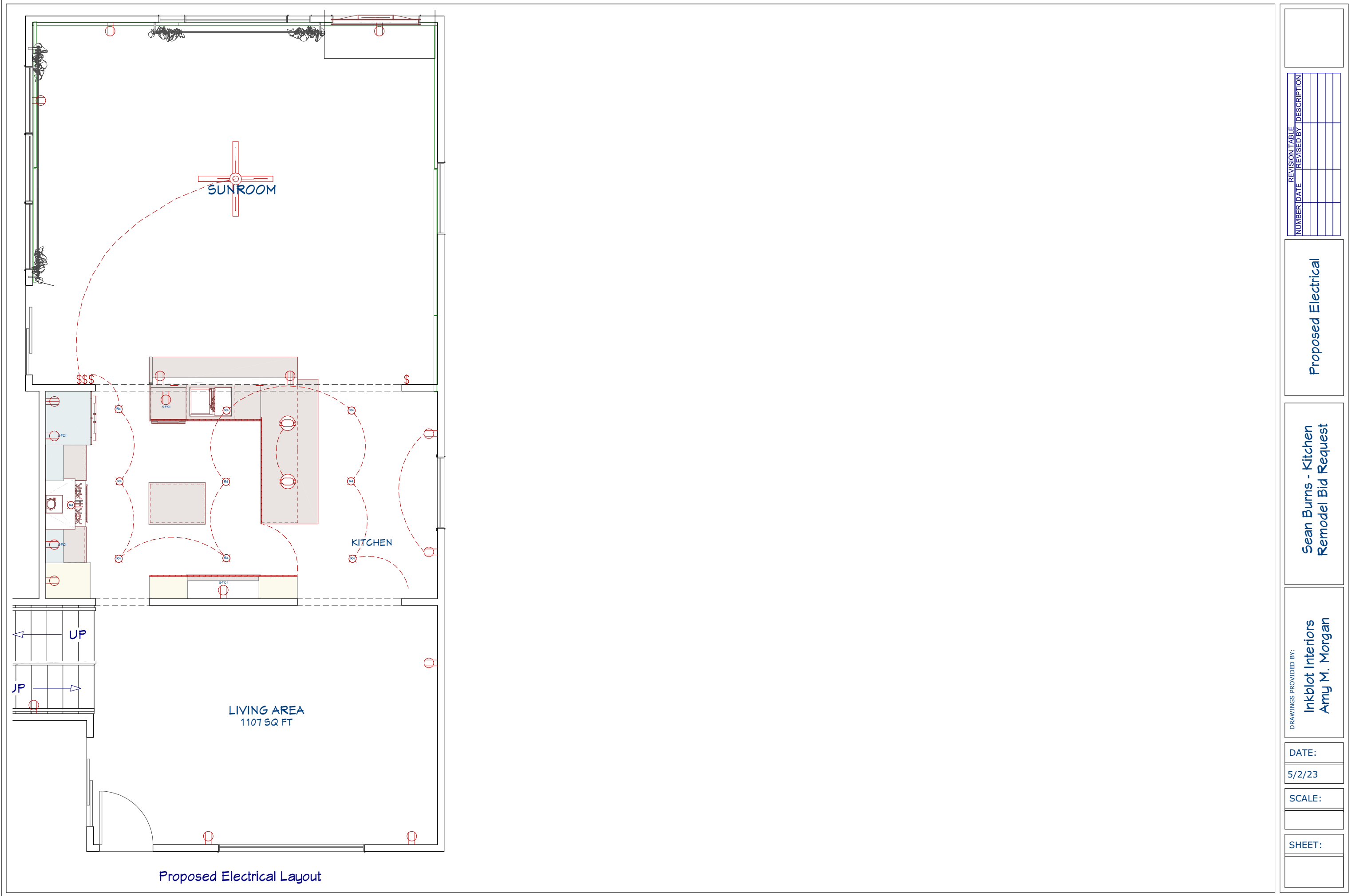
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Proposed Electrical Layout

REVISION TABLE	
NUMBER	DESCRIPTION

Proposed Electrical

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SCALE:

SHEET: