



Scope of Work

Updated: 7/10/26

Customer Information:

New KGT Showroom
1085 Business Lane Suite #4
Naples, FL 34110

I. General Construction Specifications:

A. Demolition:

- General:
 - Provide dumpsters for demo and construction in accordance with regulations.
 - Remove all base boards throughout.
 - Remove walls, soffits, and drop ceilings per plan.
 - Remove all tile flooring in front room and bathrooms, LVP in offices, carpet on stairs and upstairs offices.
 - Remove doors from demoed walls and save for installation.
- Bath #1:
 - Remove vanities, countertops, sinks, plumbing fixtures, wall mirrors and all bath accessories
- Bath #2:
 - Remove vanities, countertops, sinks, plumbing fixtures, wall mirrors and all bath accessories
- Janay's Office:
 - Cut out opening for fixed glass/window
 - Remove door leading to below the stairs
- Front Showroom:
 - Remove closet under stairs including walls, doors, and casing.
 - Remove and save window glass to be reinstalled.
- Downstairs Hallway:
 - Cut out drywall area to recess bar refrigerator into wall.
- Stairway:
 - Remove wall under stairs, field verify wall is not load bearing.

- Kitchen / Design Area:
 - Demo 2x4 ceiling structure in Design Area

B. Interior Framing:

- General:
 - Frame all walls as needed and as per plan.
- Kitchen / Design Area:
 - Frame in new wall off hallway to the entrance to the Kitchen.
 - Frame new doorway to kitchen entrance
 - Frame in new ceiling over design area, 2x6
- Janay's Office:
 - Frame cut out for glass / window.
- Conference Room:
 - Build new wall as per plan
 - Install support for frameless new glass door
- Front Showroom:
 - Add wall to hallway
 - Frame new 8'-0" door to hallway from Showroom to rest of first floor offices
- Bath #1:
 - Reinforce backing on wall for floating vanity.
- Upstairs – Vestibule:
 - Frame walls as per plan
- Upstairs - Greg's Office:
 - Frame (2) new walls, add new door to office as per plan
- Upstairs - Theresa's Office:
 - Frame wall and new door to office as per plan
- Upstairs - Sales Office:
 - Frame new door to office

C. Plumbing:

- General:
 - Install new water heater beside AC compressor over new wood deck structure as per plan.
- Kitchen / Design Area:
 - Disconnect and cap existing supply and drain lines in Janay office.
 - Connect supply and drain for sink and faucet in new location. Use existing sink and faucet from previous office.
 - New copper line and drain line in Kitchen
 - Provide and install new line to water heater
- Bath #1:
 - Connect supply and drain line for vanity sinks and faucet in existing location.

- Bath #2:
 - Connect supply and drain line for vanity sinks and faucet in existing location. Use existing sink and faucet from previous office.
- Downstairs Hallway:
 - Add water line for coffee maker
 - Connect water line to filtered water dispenser

D. Mechanical:

- General:

E. Electric:

- General:
 - All switches and receptacles, in the work areas, to be updated to Decora White.
 - Add new wall switches, as per plan.
 - Add new wall outlets, as per plan.
 - Add or replace recess ceiling lights per plan.
 - Adjust all ceiling lights as needed.
- Kitchen / Design Area:
 - Provide services for all appliances and accessories as maybe modified per plan.
 - Provide and install recessed lights per plan.
 - Provide and Install (9) new wall outlets, as per plan
 - Provide and Install (3) GCI outlets above kitchen countertop, as per plan
 - Provide and Install (1) dedicated circuit wall outlet for refrigerator
 - Provide and Install (2) new wall switches, as per plan
 - Provide and Install (4) new recessed can lights, as per plan
 - Provide and Install (1) new exit sign, as per plan
 - Provide and Install new line to the water heater
 - Provide & Install LED tape lighting in metal channel with diffusers on shelves, as per plan
- Back Storage Area:
 - Provide and Install (1) new wall outlet, as per plan
- Bath #1 (Client):
 - Provide and Install new j-box above sink, as per plan.
 - Install new pendant light, as per plan.
- Bath #2:
 - Install existing decorative light bar (from previous office) on wall above sink, as per plan.
- Janay's Office:
 - Provide and Install (1) new wall outlet, as per plan

- Conference Room:
 - Provide and Install (2) new j-boxes for sconces, as per plan
 - Install (2) new sconces, as per plan
 - Provide and Install (1) j-box, as per plan
 - Install (1) chandelier, as per plan.
 - Provide and Install (4) new recessed can lights, as per plan
 - Provide and Install (1) new wall outlet, as per plan
 - Dedicated for wall mounted TV at 66" AFF
 - Provide and Install (2) new wall switches, as per plan
 - Provide & Install LED tape lighting in metal channel with diffusers on shelves, as per plan
- Front Showroom:
 - Provide and Install (1) new wall switch for decorative sconces, as per plan
 - Provide and install (1) new wall switch outside Conference Room, as per plan
 - Provide and Install (2) new j-boxes, as per plan
 - Install (2) new sconces, as per plan.
 - Provide and Install (4) new wall outlets, as per plan
 - outlet is dedicated for wall mounted TV
 - Provide and install tape lighting in metal channel with diffusers on cabinet door shelving display, as per plan
- Downstairs Hallway:
 - Install (1) dedicated circuit outlet for refrigerator
 - Install (2) GFCI wall outlets above countertop backsplash at Coffee Bar
 - Install (1) new j-box on wall above countertop for decorative art light, and install the light fixture
 - Install (2) new wall switches outside of Bath #1 wall.
- Stairway:
- Upstairs – Vestibule:
 - Add (6) new wall outlets, as per plans.
 - Add (1) new wall switch, as per plan.
- Upstairs - Greg's Office:
 - Add (4) new wall outlets, as per plan
 - Add (1) new wall switch, as per plan.
- Upstairs – Theresa's Office:
 - Add (3) new wall outlets, as per plan
 - Add (1) new wall switch, as per plan
- Upstairs – Sales Office:
 - Add (1) new wall outlet, as per plan
 - Provide and Install (1) new wall switch, as per plan

F. Drywall:

- Throughout:
 - Supply and install 1/2" drywall at new walls and areas removed or damaged during construction.
 - Walls and ceilings to have a finish to match as close as possible to the existing wall finish.
 - Skim walls in hallway, stairwell,
 - Hang, tape and finish all new drywall ready for paint
 - Fill in triangular area underneath stairs that is being framed to be filled in.
 - Fill in existing doorway with dry wall upstairs
 - Fill in pass through under stairs in Janay's Office

G. Millwork & Trim:

- Throughout:
 - Install new interior 8'-0" doors, jambs and casing as per selection sheets.
 - Install new door hardware at interior doors as per selection sheet.
 - Install new baseboards in all rooms.

H. Cabinets:

- Throughout:
 - Install new custom Southern Stone cabinets in the following areas:
 - Showroom (back main wall, island & design center)
 - Downstairs Hallway Coffee Bar
 - Bath #1 (wall is to be reinforced prior).
 - Conference Room: (4) floating shelves
 - Upstairs Vestibule: (2) floating shelves
 - Install existing cabinetry from old KGT Office with no modifications in the following areas:
 - Bath #2 vanity with countertop & sink, as per plan.
 - Kitchen, as per plan.
 - Upstairs Vestibule (Printing Station), as per plan.
 - Install existing cabinet boxes with new door fronts in the following areas:
 - (4) base cabinet boxes in the Showroom (main back wall), as per plan.
 - (1) 18"W base cabinet in new design selections area (for new trash pull-out), as per plan.
 - Install existing roll-out drawers in new cabinetry in design selections area, as per plan.
 - Install new cabinet door hardware throughout as per the selection sheets.

I. Counter Tops:

- Kitchen / Design Area:
 - Install existing cabinet, countertop & faucet from existing KGT office.
- Bath #1:
 - Provide and install quartz countertops per plan and selections.
 - Provide cut outs for faucet and sink
- Bath #2:
 - Install existing cabinet, countertop & faucet from existing KGT office.
- Conference Room:
 - Dining table or quartz? TBD
- Front Showroom:
 - Provide and install quartz countertops as per plan and selections.
 - Install waterfall edge island in Showroom, per plans.
- Downstairs Hallway:
 - Provide and install quartz countertops as per plan and selections.

J. Tile and Flooring:

- Throughout All Areas and Stairs:
 - Install 24x48 tile on ground level, tile provided by KGT
 - Provide and install sound and moisture underlayment per rules and procedures.
 - Provide and install LVP flooring per plans and selections.
 - Provide and install LVP per plans and selections on treads and risers, treads will have a bullnose.

K. Painting Interior:

- All Areas:
 - The work shall include ceilings, walls, and all millwork.
 - Paint stairway railing spindles in black, per plan and selection sheets.
 - Apply 1 coat of primer PVA drywall primer sealer to all new drywall surfaces and where mirrors were removed
 - Apply 1 coat of flat paint Sherwin Williams Super Paint to all walls as per the colors in the selection sheets
 - Apply 1 coat of flat paint Sherwin Williams to all ceilings as per the selection sheets.
 - Apply 1 coat wood primer to all new unprimed millwork
 - Apply 1 coat of semi-gloss paint Sherwin Williams Emerald Water Based Acrylic-Alkyd Semi-Gloss Enamel as per the

colors in the selection sheets

- Caulk and sealants supply and install all caulking as required for wood trims to drywall.
- Stain wood paneling behind kitchen peninsula to match kitchen cabinets.

L. Appliances and Owners' Purchases:

- Owner purchased appliances.
 - Install full size refrigerator, undercabinet refrigerator, and microwave from previous office in the Kitchen.
 - Install new beverage fridge in the Hallway Coffee Bar.

M. Specialty Finishes:

- **SHOWER GLASS, MIRRORS AND WALL SHELVES, & FURNITURE:**
 - Showroom:
 - Install metal shelves on TV wall, as per plan.
 - Reinforce wall as needed.
 - Conference Room:
 - Install metal shelves on TV wall, as per plan.
 - Reinforce wall as needed.
 - Provide and install (2) fixed glass windows on south wall of Conference Room.
 - Provide and install frameless glass door to conference room.
 - Janay's Office:
 - Provide and install (1) fixed glass window on south wall of office, as per plan.
 - Bath #1:
 - Install existing decorative mirror, as per plan.
 - Bath #2:
 - Install decorative mirror, as per plan (use existing mirror from previous KGT office).
 - Upstairs Vestibule:
 - Provide and install floating shelves, as per plan and cabinetry selections sheets.

N. Clean Up & Restoration:

- Maintain a clean and safe working environment at all times and perform daily cleanup.
- Professional Final Clean at the completion of all construction activities including the floors, cabinets, all glass, appliances, and plumbing fixtures.