SI3400 Final Project - Spring 2012

**Background:**

Your sister and her family have just bought a ‘new’ home. Actually, it’s 20+ years old, and most of the kitchen is original installation. They have four children, 9-17 years old, and like to entertain a lot. One of the reasons they chose this home is the large size of the kitchen – almost 15’x20’. See the attached Visio file for dimensions of current cabinets and counter areas.

Unfortunately, the original owners of the home were not all that careful, and much of the kitchen is well-worn and in need of repair/replacement. The only new appliance is the refrigerator shown in the pictures. The oven is original, black, double gas, 24” wide. Only the bottom oven is functioning. The stovetop is also gas, 36” wide with 4 burners and a non-working ventilation system in the middle of it. There are two sinks – one double 36” wide under the window, and another 18” round one in the L-shaped counter. The dishwasher does not wash dishes any more, just moves the dirt around on the plates.

There are two drawings in the Visio file – an overall view of the whole floor layout, and a more detailed view of the current setup of the kitchen. The area highlighted in yellow on the overall floor plan is the kitchen area detailed out on the other tab. While the scale is not accurate in either drawing, all numbers inserted on the diagrams are accurate. Any numbers in very small print – such as 15 ft. x 7 ft. 6.0 in. were inserted by the program, and are not to be believed.

**Sister’s Comments:**

The island works well to feed all their kids and friends at once, but many of the tiles are chipped and the stools are well-worn. They like the concept of the island for conversation and ease of serving.

The raised counter as you enter the kitchen serves well as a break from the formal dining room, but the 42” opening to the cabinets is a nuisance for two–way passage during parties.

The lighting works well since there is a group of can lights over the island area, and another set farther out, over all the counter areas. Anticipate no changes in the lighting situation.

Having been place for 20 years, the hardwood floor is in desperate need of repairs.

Your sister has indicated she really does not like looking into the neighbor’s kitchen while she is at the sink, cleaning her own dishes.

She would also like to be able to take “more advantage” of the large balcony area right outside the kitchen – if possible. She’s real vague about what that means or what it might look like.

They have already moved in, and life is hectic. They would like to get this all done over July 4th weekend – it is three days long, right? Knowing that construction usually takes longer than that, you must provide them a reasonable estimate of how long you expect the renovation to take, and provide a schedule they will be able to track.

**Supplemental Pictures:**

Standing at Photo 1 on the kitchen floorplan, the first view is ‘Back Door’ This shows you the overall kitchen, including the counter between adjoining the family room. ‘Island’ gives you a zoomed-in view of the existing island, with seating and the cooktop. Still zoomed in, ‘Sink & Windows’ gives you more details of that side of the kitchen. ‘Fam Room’ shows the view slightly into the family room, with the double doors that go from the family room out onto the wraparound balcony. The last shot, ‘To DR’ is taken from Photo 2 and show the view through the dining area to the front doors. The railing about mid screen vertically is around the stairs leading downstairs. The family room would be to the left of the coffee pots on the counter. This shot also shows the current step-up of the counter across the dining area.

**Design Considerations:**

* Keep gas for cooking as much as possible
* New double ovens, but wider – 27”?, 30”?
* Refrigerator?
* Updated stove – more burners, cook faster
* New dishwasher
* New countertops – durable, easy to clean, won’t date as quickly
* Prefers stainless steel to colored appliances
* Try to keep costs to $30k or less

They are considering soundproofing the master bedroom ceiling directly below the kitchen as part of the home upgrade, so if you need access to move piping/electrical, this would be the time to make those changes.

You may not move any walls, although you may change what is in the existing walls.

Assume your sister will be responsible for any required permits, regardless of anticipated delay times and costs. It would be good to let her know what permits she needs to get so the project doesn’t get ‘red-flagged’ by the city permitting office.

**Report Requirements:**

Be sure to include in your report:

* WBS showing labor & materials to complete each step, along with required preceding steps
* New floorplan
* Materials list, including sources, costs and required delivery dates
* Progress Chart showing all steps visually
* Risk Assessment
* Total project estimated costs
* Total project estimated time

Your deadline for submission is 0900, Thursday, 7 June 2012. Only the team leader needs to submit, but be sure to submit on time.

If there are additional questions that come up, feel free to email me. I will play the role of ‘your sister’.