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RE: Hallway Bathroom

Pre-Fab 1960s home. Tear out particle board, completely rebuild, add new shower etc.

Thank you for inquiring about the Hallway Bathroom work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

Scope of Work- Hall Bath

Scope: To demo the existing hallway bathroom, remove a portion of the entry wall and utility room to enlarge the bathroom. Remove the existing fixtures and finishes to expose the framed wall structure. Remove the existing water and drain lines for replacement. Install new tub, toilet, vanity & top, tub/shower sink faucets, insulation, electrical modifications, insulation in exterior wall, drywall ceiling and wall finishes, flooring and ceramic tile. See the following details

Preliminary Requirements

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Environmental Requirements

Lead Safe Testing- If your home was built in 1977 or prior, we are required to test the work area for lead based paint. A test for each component is required, such as the trim paint, ceiling paint, wall paint or other surfaces that may contain lead. The fee for testing is based upon the number of tests conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the rough-in and final inspections. *The cost of the permit vary as such, we will bill at our cost for the permit and related fees in addition to this proposal. Surveying, planning & zoning meetings, engineering or other related services if required are available optionally*

Site Prep

Personal Contents: Please remove your personal contents from the work area and protect the same during the project. Where applicable, remove contents from cabinetry, wall hung items from both sides of the walls related to the work area and remove other items that may be subject to damage.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area.

Demolition

Demolition Scope of Work: To demo the existing hallway bathroom, remove a portion of the entry wall and utility room to enlarge the bathroom. Remove the existing fixtures and finishes to expose the framed wall structure. Remove the existing water and drain lines for replacement

Sink Light(s)- Remove and discard

Mirror (s)- Remove the existing and salvage for re-installation. Note some mirrors will not survive being removed, if so, you will need to provide a new mirror.

Towel Bars- Remove the existing towel bars

Toilet Paper Rack- Remove the toilet paper holder

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

Stool: Disconnect, detach and remove the stool. Note: If to be re-set, we will store on site.

Bath Wall Finish- Drywall & Tile: Remove the existing drywall and attached ceramic tile from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

Tub & Shower Wall Surround- Remove the existing wall finish/moisture barrier from the tub walls.

Tub & Shower Faucet- Remove the existing tub/shower faucet and cap the water supply lines.

Bathtub- Detach the drain waste & overflow, remove the tub and discard.

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Casings- Remove the existing door and window casings and salvage (if applicable) for re-installation.

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard- Remove the existing baseboard and salvage (if applicable) for re-installation.

Vinyl or Glue Down Flooring- Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

Wallboard Surfaces: Remove the wallboard from the proposed area to expose the framed cavity.

Wall Removal- Remove the existing wall(s) from the proposed area to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Framing

Interior Wall: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

Framed Openings: Fabricate openings to accommodate exterior doors and windows creating a load bearing header sized to accommodate the span.

Sub Floor Repair- cut out the identified area of sub floor and install the new sheeting.

Towel Bar, Accessory and Holder Blocking, Open Walls: When the fixture location is determined ahead of time and if the walls are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s) or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

Windows

Replacement Window- Provide 1) single or double hung replacement window installed into the existing window jamb. The window to be white vinyl, thermal, Low-E privacy glass.

HVAC

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Exhaust Vent- Use Existing Fan Vent- Connect the new fan & light unit to the existing vent.

Plumbing-Rough in

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Drains & Vents Full Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

Drum Trap: Cut out and remove existing drum trap. Note: If the Drum trap is concealed behind wall and not accessible, we will leave in place.

Tub Fixture

Bathtub- Tub Only: Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub into a prepared opening and connect the trap and drain. Tubs in excess of 100 lbs. may require additional labor and cost.

Water Supply Piping and Fixtures

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

Tub & Shower Faucet: Mount the valve assembly, shower head adapter and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, shower head, and tub spout.

Electrical Rough-in

Sink Light Box Relocation- Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair will be required.

Switches- Switching

S1- A single throw switch-to control lighting or switched outlet from one location

110v Power Receptacles

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

Ventilation Electrical

Fan & Light- Exhaust fan and light combination, includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

Insulation

Walls: Provide and install R-13 fiberglass bat insulation to the exposed cavities of the exterior sidewalls.

Wall- Fill Voids- If wall insulation is disrupted during construction, we will reset the original or if unavailable, obtain and install new insulation to the exposed exterior wall cavity voids.

Drywall

Whole Bathroom Drywall: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep ant paint.

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure pre-assembled floor mounted vanity. Installation includes cutting holes for the water supply and drain piping. Depending on the configuration of the vanity, cabinet modification or relocation of the piping may be required. If so, additional labor and cost may be required.

Sink Top(s)

Set Sink Top- Set and secure a sink top to the existing vanity. To include side and back splash blocks (if included)

Millwork

Doors- Provide the following-1) 2-0-bathroom entry door

Baseboard Supply New- Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

Base shoe Supply New - Provide standard base shoe to the hard surface flooring areas.

Ceramic Tile Work

Ceramic Wall Tile

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Tub & Shower Wall Tile- We will provide the labor and equipment to install your tile products to the designated shower wall area. Please provide the tile, mastic, grout and color matching caulk of your choosing.

Note: Standard parallel installation of full-size tile (6 x 8" through 12x 24" tiles). Diagonal, accents, small tiles (mosaic, tiles under 6" x 8") other tiles or products, special patterns and installation require additional installation labor and cost. We will provide a tile products list for your shopping convenience.

Tile to The Ceiling- The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall (to the ceiling)

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Single Niche Tile- Install ceramic tile to the back, and interior sides of the niche with selected tile.

Bathroom Wall Tile-Wainscoting

None- Wall tile in the main bathroom area has not been proposed.

Flooring

Vinyl- Cut fit and secure into position the one-piece vinyl flooring material.

Painting

Ceiling Painting

Ceiling: Paint the ceiling with interior latex flat white paint to the finished ceiling.

Door & Trim Painting- Not anticipated or proposed.

Baseboard & Casing Painting: Paint the baseboard, casing and base shoe with interior latex paint that you provide.

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install sink faucet and pop-up drain

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escheons, shower head and tub spout.

Toilet Installation: Provide the labor to install a standard floor mounted stool to an existing stool flange, set and connect the provided water supply line and stool seat. Note: some toilets require servicing of tank seals or other components. Rebuilding or servicing of your original toilet may exceed the value of the used toilet. The cost of repairing an existing stool has not been included in this proposal.

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install the surface mounted fixture compatible with the existing electrical box and wiring.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

GFCI Receptacle-

Hardware Installation

Towel Bars- Mount towel bar(s) where indicated. Standard mounting height is approx. 48" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts into the drywall.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts into the drywall. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

Grab Bar(s)- Surface mount the proposed grab bar(s) at the determined locations. Note, if the location is identified and the wall finish has been removed to expose the famed wall, we will install blocking to accommodate the grab bar anchoring.

Shower Enclosure and Mirror(s)

None- Shower Door/Enclosure or Mirror installation has not been proposed

Mirror- Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

Job Clean Up & Disposal

Clean Up: Remove all construction debris from the job site and sweep the floor.

Total Contractors Work Price Range for Hall Bathroom Project as Listed Above
\$ 19,900 to 24,900

Owner Selected and Supplied items

Note: The following items typically *require your selection*. Our Proposal anticipates that you will select and provide the following items/fixtures. By purchasing these directly from your preferred source will be the most **cost-effective** way to obtain your **Owner Selected and Provided Items**. We will assist you by providing the required quantity information where applicable and requested. Please have these items on site at the beginning of the project.

Selection Assistance: If you prefer to have assistance in selecting any of the required items, optional assistance is available via a consultation fee. We have experienced personnel and also professional designer services available.

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Bathtub
- Shower base or Shower Unit
- Waste and Overflow for Tub
- Medicine Cabinet or Mirror
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Electric Floor Heating-mat and controller
- Hardware, locks, pulls, racks and decorative hardware's.
- Lighting and Light Fixtures
- Exhaust Fan or Fan & Light unit
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board
- Wall and Trim Paint- If applicable
- Vinyl Flooring

| Master Bathroom Fixtures and Finishes Purchasing Guide | | | | | | |
|---|---------|-----------------|-----------------|--------------|--------------------|----------------|
| Desc | Product | Notes | Unit of Measure | Purchase Qty | Estimated Cost Ea. | Total Cost Est |
| Sink | | | | | | |
| Vanity | Vanity | Premanufactured | Ea. | 1 | 450.00 | 450.00 |

| | | | | | | |
|----------------------------|--------------------------|--|--------|-----------|--------|--------|
| Sink Top | Top | Premanufactured | Ea. | 1 | | |
| Mirror/ Medicine Cabinet | | Surface Mounted | Ea. | 1 | 50.00 | 50.00 |
| Sink Faucet(s) | | | Ea. | 1 | 120.00 | 120.00 |
| Sink Light Fixture(s) | | | | | | |
| Bathtub/Shower | | | | | | |
| Built in tub | | | | 1 | 259.00 | |
| Tub/Shower Faucet | | | | 1 | 189.00 | |
| Waste & Overflow | | | | 1 | 39.00 | |
| Walls | Ceramic Tile | | Sq. Ft | 96 | 2.49 | 239.04 |
| | Mastic | Reliabond 3.5-gal. Ceramic Tile Adhesive | Ea. | 2 | 37.50 | 75.00 |
| | Accent Tile | Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections. | Ln Ft | 11 | 2.00 | 22.00 |
| | Edging/Trim | Metal edging or bull nose tile- min edging | Ln Ft | 29 | 1.50 | 43.80 |
| | Grout*25 lb. bag | color select | Bag | 2 | 25.00 | 50.00 |
| | Color Match Caulking | color select | Ea. | 4 | 5.99 | 23.96 |
| Grab Bars | Surface Mounted Bar(s) | | Ea. | 1 | 49.00 | 49.00 |
| Flooring | Vinyl 1-pc | Select one-piece vinyl flooring | Ln Ft | 6 | 12.00 | 72.00 |
| Toilet | | | | | | |
| Toilet | | Per your selection | Ea. | 1 | 89.00 | 89.00 |
| Toilet Seat | | | Ea. | 1 | 29.00 | 29.00 |
| Grab Bar(s) at toilet | | | | | 49.00 | |
| Exhaust Fan or Fan & Light | 110v | Your choice- must fit in available cavity | Ea. | 1 | 79.00 | 79.00 |
| Hardware | | | | | | |
| Grab Bar | In Shower or Toilet area | 24-48" per your selection | Ea. | 1 | 49.00 | 49.00 |

ESTIMATED Totals Before Tax

(Cost is dependent upon your selections) \$ 1565.80

Typical Payment Terms

| | |
|--------------------------|---|
| Payment Terms | % |
| Contract Signing Deposit | % |
| Start of Plumbing | % |

| | |
|----------------------------|---------------------|
| Start of Drywall | % |
| Start of Tile Installation | % |
| Completion | % |
| Total \$ | 16,000- \$20,000 |

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Hallway Bathroom** project.

SINCERELY



RICHARD H. GERCKEN
Managing Member.
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A dba of GERCKEN COMPANY LLC.