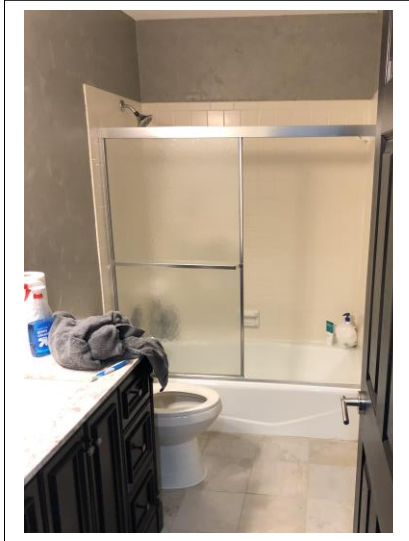


# Hallway Bathroom

## Scope of Work



Scope: This is a proposal the modification of your hallway bathroom, new floor tile laid, setting of the vanity and top from the master bathroom and new faucet and tile for the shower.

### 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 from our access point to the work area.

### Demolition

**Demolition Scope of Work:** Remove the existing sink top, vanity, stool, shower enclosure, shower faucet, ceramic tile and attached wallboard, and base shoe.

**Stool:** Remove and salvage for resetting

**Vanity Top-** Remove and discard

**Vanity-** remove and discard

**Shower Door:** Remove and discard

**Bath Wall Finish:** Remove the existing drywall and attached ceramic tile from the affected shower.

**Shower Faucet:** Remove the existing faucet and cap off water lines or prep for new faucet

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

**Flooring:** Remove the existing flooring and expose the sub floor. Haul debris from premise.

### HVAC

**HVAC work has** not been proposed

## Plumbing

**Plumbing Note:** Access to concealed plumbing may be required. Repair and restoration of finished surfaces is not part of the plumbing work proposed. Finishing of surfaces disrupted is an additional service. Verify proposal contains the scope of work that you desire to be completed.

**Tub or Shower Faucet:** Install shower faucet(s) that you provide. Connect to the existing water supply lines.

### Finish Plumbing

**Faucet:** Install faucet and pop-up drain that you provide

**Vanity:** Re-set the original vanity or a new vanity that you provide. Up to one hour for assembly and setting. If additional time is required for assembly or modification, additional charges may apply.

**Stool:** Re-set the existing stool or install a new stool and seat that you provide.

## Electrical

None proposed

## Drywall

**1/2" Plain-** Hang 1/2" plain sheetrock to the wall area above the concrete board.

**Wall Repair-** Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

## Vanity

**Vanity Installation-** Install the vanity that we salvaged from the master bathroom

## Sink Top

**Install the sink top-** that we salvaged from the master bathroom

## Millwork

**Base & Base shoe-** Provide standard pattern baseboard to the walls and base shoe to the hard surface flooring areas.

## Ceramic Wall Tile

**Backing Board Install New:** Install Dura Rock or equiv. Backing board to the lower three ft. of the shower walls.

**Wall Tile:** We will provide the labor and equipment to install your tile products to the shower walls. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

**Note:** Special pattern, accent tile, wide grout spacing's, sealer or other upgrades are available optionally. Please let us know if you have special tiling instructions.

## Ceramic Flooring

**Note: We propose to provide the labor and equipment to install the tile and related products.** You will provide the mastic, tile or vinyl flooring, grout and color related caulking and other required products needed.

**Backing Board Install New:** Install Dura Rock or equiv. Backing board to the existing sub-floor.

**Floor Tile:** We will provide the labor and equipment to install your tile products to the designated floor area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

**Bathroom Baseboard:** Install ceramic tile in place of the existing baseboard.

## **Painting**

### **Wall Painting**

**Wall Prep for Paint:** Spot repair the cracks and blemishes in the existing wall.

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

## **Job Clean Up & Disposal**

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

## **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.

### **Bathroom Area**

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Bath 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
- Hardware, locks, pulls, racks and decorative hardware's.
- 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
- Other items that are not listed in our proposal.

## **Preliminary Requirements**

### **Design & Blueprints**

**Conceptual Plan:** We will provide a conceptual drawing or description of the project plan to indicate the layout of the water diversion.

## **Permits & Licenses**

### **Building Permits**

**Permit(s) by GCS-** We will obtain a building permit from the administrative authorities and accommodate the required inspections. The cost of the permit and related fees will be billed in addition to this proposal. Surveying, planning & zoning meetings, engineering or other related services if required are available optionally

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**Estimated Cost Range for Total Hallway Bathroom Project as Listed Above \$7,500-\$10,000**