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RE: Master Bathroom

Scope of Work

Scope: This is a proposal for the partial master bathroom remodel.

Master Bathroom: Demo and remove existing shower, whirlpool tub and flooring. Replace window with a vinyl obscured window and create new shower where existing whirlpool is to be removed. Frame a linen closet in place of the existing shower and replace flooring in the bathroom and toilet areas. The existing vanity and sink top to remain. Modification to the sink area have not been proposed.

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.

Bathroom Area

Tub &/or Shower Faucet(s)

Shower base or Shower Unit

Accessory racks, towel bars, toilet paper holder and if used, other holders.

Shower Door/Enclosure- Installed by others if not listed in proposal

Ceramic Tile Products

Ceramic tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Preliminary Requirements

Conceptual Floor Plan: We will provide a conceptual drawing or description of the project floor plan if the layout is to change.

Project Access

Access: will be via manual foot traffic. Machines or vehicles will not be allowed in the yard.

Permits & Licenses

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

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.

Pets and Dependents: Please make safe arrangements for your pets, children, elders and others so they are safely protected from construction hazards.

Demolition

Demolition Scope of Work: Remove the following: Existing Shower Unit, Existing Whirlpool Tub, and Existing Flooring in Master Bathroom.

Bath Demolition

Shower Door: Remove the existing shower door and salvage for re-usage. If you elect to purchase a new door, then we will install in place of existing

Bath Wall Finish: Remove the existing drywall and attached ceramic tile from the affected shower and closet areas. Cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

Tub or Shower Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub or tub/shower to expose framed wall.

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

Shower Base: Remove the existing shower base and disconnect the drain.

Tub or Shower Unit: Remove the existing fiberglass tub, Tub/shower, and discard.

General Demolition

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

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

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

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.

Bathroom Framing

Shower Enclosure: Fabricate wood frame wall enclosure to accommodate the proposed shower.

Closet: Frame the linen closet per the new layout. Walls to be up to 8' in height. Open top, no ceiling in the proposed linen closet.

Open the Sub Floor for Fixture Relocation: Open the sub floor to route piping for the new fixture location. Attach new sheeting to the existing floor joist.

Window Removal: Remove an existing window and frame the opening shut using compatible dimensional lumber. Apply plain plywood sheeting on the exterior, insulation in the new framed cavities and prepped for wallboard on the interior. Note: Further siding, trim and exterior finishing will be required in addition to this proposal.

Windows

Picture Window: White vinyl frame, primary construction with fixed, non-operable glazing, thermal privacy glass.

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.

Top Rough Plumbing

Shower: Provide labor to install a shower base tapered floor unit that you provide. We will provide the 2" trap and connect to the existing drain.

Drain: Install 1) Shower Strainer that you provide and connect to the existing drain line.

Fixture Relocation: Open the floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

Water Lines: Connect to the existing piping and extend to the new fixture locations. Stub through wall for rough-in.

Tub or Shower Faucet: Install shower faucet(s) that you provide. Connect to the existing water supply lines. To include installation of up to 2) shower faucets and 1) handheld faucet and spray wand.

Finish Plumbing

Owners Stool: Set stool and seat that you provide. GCS will supply wax ring, supply line and shut-off

Electrical

Electrical work has not been anticipated or proposed.

Insulation

Walls: Replace insulation in the exterior sidewalls that may be disrupted in the open framed cavities.

Drywall

Drywall: Apply 1/2" plain sheetrock to newly framed walls. Tape fill and finish walls and sand smooth ready for paint.

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

Millwork

Doors - The linen area has been proposed to be an open shelf arrangement. Door is not proposed.

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

Closet Shelf - Fabricate particle board paint grade shelving to the proposed linen closet area.

Shower Tile

Labor for Shower Base Tile Installation: We will provide the labor to install the ceramic tile, mastic, grout and color matching caulk that you provide to the shower walls and flooring.

Labor for Wall Tile Installation: We will provide the labor to install the ceramic tile, mastic, grout and color matching caulk that you provide to the shower walls and flooring.

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

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.

Painting

Painting: None proposed

Job Clean Up & Disposal

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

Heated Floor Option

Scope: We will provide the labor to install the heated floor that you provide. We will identify the components required for your review and purchase.

Electrical- Connect to the existing GFI in the bathroom and install the heated floor electrical components. To include the control module, sensor bulb, electrical heating element matting and connection to the existing GFCI electrical in the bathroom.

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

Approximate Cost for Heated Floor Option as Listed Above **\$850**

Master Bathroom Estimate (including heated floor option)

Approximate Cost Range for Contractor's Portion of Master Bathroom Project with Options as Listed Above (Estimate does not include Owner-selected and Supplied Items) **\$21,000-
\$26,000**

Hallway Bathroom

Scope: This is a proposal for the **Hall Bathroom:** Remove existing tub/shower unit and flooring. Install new tub, tub and shower valve in wall. Finish bath wall with tile to ceiling. Remove the existing vinyl flooring and install ceramic tile flooring.

Owner Selected and Supplied items

Bathroom Area

Tub &/or Shower Faucet(s)

Bathtub

Waste and Overflow for Tub

Shower Door/Enclosure- Installed by others if not listed in proposal

Ceramic Tile Products

Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Preliminary Requirements

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.

Bath Demolition

Stool: Remove and reset the existing toilet

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

Tub or Shower Unit: Remove the existing fiberglass tub, Tub/shower, and discard.

Framing

Framing work Not Proposed

Plumbing

Top Rough Plumbing

Bathtub: Install 1) bathtub that you provide.

Drain: Install 1) pull & turn waste and overflow that you provide and connect to the existing drain line.

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

Owners Stool: Set stool and seat that you provide. GCS will supply wax ring, supply line and shut-off

Electrical

Electrical work- has not been anticipated or proposed

Drywall

Hang the sheetrock: Install sheetrock above the Hardie Board tile backing in the tub & shower area.

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

Base & Base shoe- Pull and reset the existing base shoe.

Shower Tile

Backing Board Install New: Install Dura Rock or equiv. Backing board to the lower wall perimeter of the tub.

Labor for Tile Installation: We will provide the labor to install the ceramic tile, mastic, grout and color matching caulk that you provide to the shower walls and flooring.

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 Tile

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.

Painting

Painting: None proposed

Job Clean Up & Disposal

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

Hall Bathroom Project Estimate

Approximate Cost Range for Contractor's Portion of Hall Bathroom Project with options as listed above (*Estimate does not include Owner-selected and Supplied Items*): **\$6100 - \$6400**