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RE: Hall Bathroom Remodel: Remove tub, install large walk-in shower, new vanity, sink and lighting. Remove popcorn ceiling.

Thank you for inquiring about the **Hall Bathroom Remodel** 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.

Scope of Work- Hall Bath

Scope: Remove the existing sink lights, medicine cabinet (save for reinstallation), sink top, vanity, linen closet, tub ceramic tile wallboard, tub, tub faucet, toilet (salvage for reinstallation), vinyl flooring, baseboard, ceiling texture, and tub alcove. Form and pour a new ceramic tile finished shower base, approx. 42" x 60 (plus)". Install 2) new shower faucets, diverter valve, rain can shower head, open the subfloor to the drain tie-in. Install new sheetrock, ceramic shower base tile, shower wall tile, floor tile, ceramic baseboard. Paint the ceiling, linen shelves and walls of bathroom and the hallway wall where we removed the linen closet door. Set new vanity, sink top, faucet, reset the toilet and mount paper holder and towel bar. Install factory type shower door into the opening. Note: requires standard size opening.

Preliminary Requirements

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 permits 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.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

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

Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

Bath Demolition

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not for profit organizations.

Sink Light(s)- Remove and discard

Mirror (s)-Salvage and Reuse- 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.

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- **Salvage for Reusage.**

Exhaust Fan- Remove the existing exhaust fan unit

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.

Water Shut-Off(s)- Some existing fixture water shut-offs are found to be leaking when the water supply line is disconnected indicating a need for replacement. Replacement shut offs, installed in place of existing will cost \$39.00 each labor and materials.

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

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.

Ceiling Texture Removal- Scrape the existing ceiling texture to expose the surface below. Note: in some instances, the texture will not come off and other means may be required.

Remove Wallboard from Walls- Remove the existing sheetrock from the proposed wall area(s) to expose the framed structure.

Chase Wall for Tub or Shower- Remove the framed wall adjacent to the tub or shower fixture. This is typical space available to reclaim for your project.

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

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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- **Salvage for Reusage.**

Exhaust Fan- Remove the existing exhaust fan unit

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.

Linen Closet- Remove the existing door from hallway side and the back wall of the linen closet to accommodate reach in shelves from the bathroom side.

Framing

Bathroom Framing

Shower Curb- Fabricate the shower curb to accommodate the concrete shower pan.

Linen Entry Door Opening: Frame in the old closet entry door opening.

Linen Shelves Alcove- Frame wall(s) to accommodate open reach-in shelves for linen storage

Open the Sub Floor for Fixture Relocation: Open the sub floor to route piping for the new fixture location. Restore the affected sub floor by re-securing the existing or installing new sheeting to the existing floor joist.

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

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

Top Rough Plumbing

Shower

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner in preparation for a new cast-in-place shower base and attach to the existing drain line.

Concrete Shower Base: We will form and pour a cast-in-place concrete shower base which will have an approximate 4" access curb and finished smooth ready for ceramic tile.

Shower Faucet: Mount 2) valve assemblies, shower head adapter and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Rain Can Shower Head- Install piping and rain can thread adapter in designated location.

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 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.

Use Existing Circuits- New home run for new circuits has not been proposed.

Insulation

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

Ceiling Texture Removal- Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and

sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

Ceiling Trowel Smooth- Apply joint compound to the existing ceiling texture and trowel smooth. Sand smooth ready for primer or paint.

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated area

1/2" Plain- Hang 1/2" plain sheetrock to the

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

Door Patch: Install sheetrock and finish smooth to adjoining walls. Sand ready for primer and touch up.

Walls & Ceiling - Fill & Finish apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Drywall Texture Finish

None - Ceiling or wall texture has not been proposed

Cabinets & Vanities

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)

None - New sink tops or modification of the existing has not been proposed.

Millwork - Doors & Trim

Door Casing Reinstallation - Reinstall the original casing trim to the existing door.

Linen Shelves - Provide 5) linen shelves, 2) 16" deep shelves and 3) 12" shelves made of bull nose particle board shelf material mounted to the wall using 1x2 or equiv wall nailers.

Ceramic Tile Work

Shower Base Tile- Provide the labor to install the mosaic or similar tile compatible with a tapered shower base. Adhere to the concrete. Set a pre-manufactured sill if provided.

Shower Base- No Tile work proposed, a prefinished shower base has been proposed

Ceramic Wall Tile

Shower Walls

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.

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area up to 80" in height (see option for tiling the wall to the ceiling).

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 product 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.

Corner Seat Installation- Composite of metal sub frame placement

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Bathroom Wall Tile-Wainscoting

None- Wall tile in the main bathroom area outside the wet area (tub or shower) has not been proposed.

Flooring

Ceramic Flooring

Backing Board Install New: Install concrete type 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 Ceramic Baseboard: Install ceramic tile in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge or cut tile that is caulked on the top edge.

Painting

Painting Scope of Work-

Ceiling Painting

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

Door Painting/Finishing

Door Painting- Not anticipated or proposed.

Trim Painting/Finishing

None- Trim painting has not been proposed

Linen Shelves- Paint the linen shelves with interior latex flat paint. Standard paint color

Cabinet Painting & Finishing

None Proposed- It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

Wall Painting

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

Shower Faucet Trim Installation- Install the shower trim, including the handle, escheons, and shower head.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

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- Installation labor

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

Receptacles- Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

Switches- Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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

110v Receptacle with USB ports

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.

Grab Bar(s)- Surface mount the proposed grab bar(s) at the determined locations. Note, if the locations are 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 installation has not been proposed

Shower Door Installation- Provide the labor to install a premanufactured compatible shower door fitted for the proposed opening. To include cutting the provided metal frame and mounting components, fastening in place, hanging the door(s), adjusting for alignment and caulking.

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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

Estimated Total Contractors Work for Bathroom Project as Listed Above \$ 19,000 - \$22,000

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected and Supplied Items**. The cost of the Fixtures & Finishes is separate from the Project Proposal. The following is intended to aid your selection and purchasing process. These items require your selection and purchase. The dollar amounts shown are **examples**, your final selections may be more or less.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity	Vanity	Premanufactured	Ea.	1	400.00	400.00
Sink Top	Top	Premanufactured	Ea.	1	400.00	400.00
Sink Faucet(s)			Ea.	1	120.00	120.00
Sink Light Fixture(s)			Ea.	1	39.00	39.00
Shower						
Base	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	23	3.49	79.40
Faucet(s)			Ea.	2	160.00	320.00
Walls	Ceramic Tile		Sq Ft	115	2.49	286.85

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	13	2.00	26.00
Edging/Trim	Metal edging or bull nose tile-min edging		Ln Ft	31	1.50	46.80
Grout*25 lb. bag	color select		Bag	2	25.00	50.00
Color Match Caulking	color select		Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Manufactured Door		Ea.	1	450.00	450.00
Grab Bars	Surface Mounted Bar(s)		Ea.	1	49.00	49.00
Flooring						
Ceramic Tile			Sq Ft	58	2.50	144.00
Mastic	VersaBond 50 lb. Thinset Mortar		25 lb. bag	2	39.99	79.98
Grout	Unsanded		25 lb. bag	2	18.99	37.98
Color Match Caulk	Tubes		2	4	4.99	19.96
Transition Strips	if needed		Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice-has to fit in available cavity	Ea.	1	179.00	179.00
Hardware						
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Bathroom Fixtures & Finishes estimated before tax \$					Approx. \$3,000	
Note: You will pay directly to the supplying vendor. These items are not supplied by GCS, handled or marked up. You pay the direct purchase price, which saves you money!						

**Estimated Project Summary Totals Including
Estimated Fixtures & Finishes**

Estimated Total Contractors Work for Bathroom Project as Listed Above \$ 19,000 - \$22,000

+

Bathroom Fixtures & Finishes estimated before tax \$3,000

Estimated Total Hall Bathroom Project with Estimated Fixtures & Finishes \$ 22,000 - \$25,000