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Thank you for inquiring about your Master Bathroom Remodel 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- REMODEL MASTER BATHROOM to include Moving north wall back approximately 12"; Install new Vanity with a Cabinet (customer provides) on each end of the Vanity; Install 3' x 6' Custom Walk-In Steamer Shower with Onyx type Base, Tile Walls, Tile Accent Stripe, Dual Tile Shampoo Niches and Tile Corner Seat. New Stool Room to include rotating new Stool 90 degrees and Install Entry Door. New Heated Tile Floor with Wi-Fi Thermostat; Remove Tub; Remove Ceiling Texture and replace with Smooth Finish.

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, furnishings, blinds, shades 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. 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.

Demolition

Demolition Scope of Work - Demo: Tub; Shower & Wall Panels; Stool Room and North wall; Flooring; Lights; Mirrors and Ceiling Texture

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.

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

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- Discard

Shower Door/Enclosure: Remove the existing shower door and discard.

Base Shoe- Remove the existing base shoe.

Baseboard-Remove the existing baseboard.

Corner Shelf Removal- Detach and remove the shelving material and 1x wall plates

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.

Wall Finish around Shower- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

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

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

Tub Faucet- Remove the existing tub faucet and cap the water supply lines.

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

Shower Unit: Remove the existing fiberglass shower and discard.

Whirlpool Tub Deck Faucet- Remove the accessible tub deck faucet and cap off the water lines.

Whirlpool Tub Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

Whirlpool Tub Removal- Detach the water supply lines and cap off, detach the drain, remove the tub unit and discard.

Whirlpool Tub Enclosure Removal- Dismantle and remove the whirlpool tub enclosure to expose the sub floor and framed wall.

Light Fixtures- Remove the existing surface mounted light fixtures. Relocate the existing electrical box.

Electrical Devices & Wiring Demolition- Detach the electrical components identified in the demolition. Reroute the electrical wiring or cap off to accommodate the proposed plan.

Chase Wall for Shower- Remove the framed wall adjacent to the shower fixture.

Window- Remove the existing window so we can install new 5' Sliding Door that you purchase.

Carpet- Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

Framing

New North Interior Wall: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c. per the proposed layout.

Repair the Stucco around new Exterior Door opening.

Remodeling Structural Modifications

Wall Removal: Remove the designated portion of the proposed wall. Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available via supplement identifying the additional concealed modification needed.

Bathroom Framing

Shower Enclosure: Fabricate wood frame wall enclosure to accommodate the proposed 3' x 6' shower.

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 sheathing to the existing floor joist.

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.

2 Niches - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in 2 separate single niches recess approx. 14" x 16" in height.

Exterior Doors

HVAC

HVAC work has not been proposed

Plumbing-Rough in

None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

Drain & Venting

Fixture Relocation

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

Toilet Drain Relocation- Relocate the stool flange to approx. 15" from the outside wall.

Shower Drain Relocation- Open the floor to relocate the shower drain. Connect to the existing drain.

Shower

Manufactured Onyx type 3' x 6' Shower Base- Provide 1) fiberglass shower base, 36" x 72", install the drain strainer assembly and connect to the existing drain piping.

Sink Water Supply Relocations

Toilet Water Supply Relocation

Shower Water Supply Relocation

Shower Steamer Installation- Provide labor & fittings to set and connect an electric heated shower steamer unit. Mount to the structure, extend water piping and connect, extend jet supply tubing, connect electrical to outlet already in place.

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

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

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

Electrical Rough-in

Electrical Scope of Work- Remove the existing light fixture and mount new one.

Switches- Switching

S1- A single throw switch-to control lighting or switched outlet from one location (Stool Room & Exterior Light)

110v Power Receptacles

2 - 110V Receptacles- Standard dual outlet three prong, 15a rated electrical outlet at each end of the Vanity.

Bathroom Electrical Items

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.

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

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Shower Steamer Unit- Run the electrical supply and mount attachment box to accommodate a 220v shower steamer unit and controller. Connect to the existing electrical. Home run and or new circuit, separate.

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

Scope: The drywall is proposed for **new North Wall and New Stool Room**

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

Tile Backing Board- Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

Drywall Finishing

Beads: Apply metal corner bead to the outside corners and secure with screws.

Tape Coat: Provide a tape coat to all sheetrock. This tape coat will provide the required fire rating to rated walls.

Fill & Finish: Apply joint compound to fill and finish the exposed walls and ceilings.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

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.

Cabinet Mounting- We will install the 2 End Cabinets on each end of the Vanity (You supply the Vanity & Cabinets).

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) **Note:** This applies to premanufactured tops including sink bowl(s). If top modification, fabrication, assembly and or sink setting and attachment are required, an additional charge will apply.

Millwork- Doors & Trim

None Proposed- new or replacement millwork, doors, trim, base or base shoe has not been proposed.

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

60" Sliding Exterior Door (You supply)

Door Casing- Install standard casing to the door opening

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x 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 Tile Shower Walls

Tub & 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.

2 Single Niches & 1 Foot Shaving Niche Tile- Install ceramic tile to the back, and interior sides of the niches with selected tile.

Box Seat Tile Installation- Tile the front and top of the seated bench enclosure.

Onyx Shower Components

Shower Base- Install the Onyx or Onyx type fiberglass or resin 3' x 6' Shower base.

Ceramic Flooring

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

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 Tile Baseboard: Install tile baseboard in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge, metal trim edge or cut tile that is caulked on the top edge.

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Exterior Painting - None

Finish Plumbing

Sink Faucets: Provide the labor and plumbing fittings to install 2 sink faucet and pop-up drains

Shower Faucet Trim Installation- Install the shower trim, including the handle, eschaton's, and shower head.

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

Shower Steamer Trim- Install the surface mounted steamer jets and related trim.

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.

Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

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.

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

Shower Enclosure's & Doors

Shower Door - To be installed by manufacturer

Mirror(s)

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

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 CONTRACTOR'S WORK FOR THE MASTER BATHROOM AS
DESCRIBED ABOVE.....\$35,900.00-41,900.00**

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections for the Bathroom components, we are inserting minimum estimated valuations for each of the below listed components. Upon making your final selections, please purchase the items and arrange for delivery to the job site, or optionally ask that GCS add these to our contract at an additional charge. The cost of the Fixtures & Finishes is separate from the Contractors Work listed in the Project Proposal.

The dollar amounts shown are examples. Your final selections may be more or less. It is your choice what fixtures and finishes you select and the price you pay. Please use the following as an aid for your selection and shopping purposes. Note:

Actual quantities may vary.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	839.00	839.00
2 Cabinets - 1 on each end of Vanity		Premanufactured	Ea.	1	500.00	500.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	79.00	158.00
Shower Wall Tile	Ceramic Tile		Sq Ft	115	2.49	286.35
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
	Accent Tile	Consider the width of the accent you choose.	Ln Ft	24	2.00	48.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	3	5.99	17.97
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	800.00	800.00
Flooring						
Ceramic Tile			Sq Ft	114	2.50	285.00
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	2	4.99	9.98
Toilet		Per your selection	Ea.	1	169.00	169.00
Toilet Seat			Ea.	1	29.00	29.00
Towel Bars			Ea.	1	39.00	39.00
Specialty Items						
Trex Decking	10 x 53	Composite Material		1	4400.00	4400.00
Trex Deck	Hidden fasteners	Box of 500	Ea.	2	160.00	320.00

60" Sliding Glass Door	Exterior Door	Stanley Door	Ea.	1	800.00	800.00
Exterior Light			Ea.	1	64.00	64.00

Bathroom Fixtures & Finishes estimated before tax \$ 9275.26

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!

Vendor Referrals

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
Cabinets	RJ Custom Cabinets	Rhonda McGinnis	6410 US-69, Pleasant Valley, MO 64068		816-803-5593
	Home Depot Cabinet Dept		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	https://www.thertastore.com/	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		https://www.cliqstudios.com/	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		https://www.highlandcabinetry.com/	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	http://www.millerscabinets.com/	(816) 630-2111
Tops	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	http://tiffanymarbleinc.com/	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	https://midlandmarble.com/	(816) 257-2000
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	https://www.bracostone.com/	(816) 471-5005
Glass Shops	Precision Glass Services		8712, 6601 Royal St # F, Pleasant Valley, MO 64068		(816) 781-0087
	Santa Fe Glass		7302 N Oak Tfwy Suite B Gladstone Mo 64118	https://santafeglass.net/	816-454-7402
	Fountain Glass	David DeLaFuente	15815 W 110th St, Lenexa, KS 66219	https://www.fountainglass.com/	(913) 764-6014
Ceramic Tile	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	Many other suppliers around town				
Plumbing Fixtures	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140