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Scope of Work- Master Bathroom

Scope: Demo the existing bathroom, modify the floor plan layout per drawing provided, frame new walls, modify the ceiling to eliminate a portion of the upper vault, install pocket door frame, reroute the existing plumbing & electrical, HVAC ducts encountered, fabricate custom tiled shower, heated floor in bathroom, sheetrock and finish smooth ready for paint, set doors, install trim, install LVT or Laminate flooring, set fixtures, and complete the bathroom ready for paint by others (after we are completed)

Preliminary Requirements

Design by Others- If a design is to be used for your project, please provide it to us for estimation and construction purposes.

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.

Wall Hung & Fragile Items- Personal Contents-Please remove, store and protect the wall hung items on both sides of the walls at and around the adjoining work area and accessway leading to the work area.

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

Remove the following

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)- Remove and discard

Towel Bars- Remove the existing towel bar(s), salvage for reinstallation

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.

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

Exhaust Fan- Remove the existing exhaust fan unit

Millwork-Doors & Trim Removal

Door(s)- Remove the proposed door(s)

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.

Clothes Closet Shelf & Rod- Remove the existing shelf, rod, pole sockets, metal shelf supports, and 1x4 wall plates.

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

Bathroom Built-in Fixtures Removal

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

Shower Unit: Detach the existing drain, remove the existing fiberglass shower, and discard.

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

General Demolition

Electrical Demolition

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

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

HVAC Demolition

Duct Work- Remove the duct work from the proposed area and cap off

Exhaust Fan- Remove the existing exhaust fan or fan and light. Detach the electrical and vent duct.

Structural Demolition

Ceiling Soffits: Remove the existing soffit(s) to accommodate the new plan layout.

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

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

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

Entry Door- Remove the existing entry door to expose the rough opening

Flooring Removal

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

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

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.

Ceiling Framing

Flat Ceilings: Install 2x ceiling joist spaced 16" o.c...

Pocket Door Frame- Modify the framed wall and install a rolling pocket door frame, rough-in. See millwork for the door slab and finish hardware.

Bathroom Framing

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

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

Entry Door Opening: Relocate or modify the door rough opening size. Standard wall height

Pocket Door Frame- Modify the framed wall and install a rolling pocket door frame, rough-in. See millwork for the door slab and finish hardware.

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.

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

Duct Work

Extend Duct Work: Attach to the existing duct work and extend to the designated supply locations.

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

Return Air- Fabricate a return air utilizing the existing return air duct and framed cavities at the proposed location. Provide a return air grill.

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

Exhaust Vent- Install New- Install an exhaust duct between the proposed vent fan and the exterior. Note: Typically requires attic access or framed cavities to be exposed.

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.

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:

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.

Tub Fixture

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

Water Supply Piping and Fixtures

Fixture Water Piping: Connect to the existing piping and extend to the new fixture locations. Stub through wall or floor for rough-in and cap off. If specific location of the water supply stub is required, please identify this need while the piping is being placed.

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.

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

Electrical Rough-in

Note- Standard Devices-Electrical devices such as switches, outlets, cover plates and related components are standard grade, white. Special components such as paddle switches, décor outlets, décor switches, colored devices other than white are available upgrades, not included in the standard proposal.

Lighting Electrical

Light box- Install electrical box rated to accommodate a surface mounted light fixture

LED Disc Light- NeXT wave or equiv. 15w LED fixture

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 Receptacle- Standard dual outlet three prongs, 15a rated electrical outlet

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

Bathroom Electrical Items

Sink Light Fixture Mounting Box- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Switch- For Exhaust Vent Fan-Single pole switch, for exhaust vent fan.

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

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.

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.

Electric Panel Circuits

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

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 upper walls above the proposed tile backing board, on tub or Tub/shower walls. Tape and finish any exposed seams.

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

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

Drywall Finishing

Existing 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

Cabinet & Vanity by others- The Cabinet(s), Vanity('s) and related work is to be provided by others. Note- Installation shall be harmonious with GCS Contractors Work Schedule to prevent interruption of workflow.

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) **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

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

Door Installation Labor Items

Split Jamb Door Installation- Install the split jamb door unit into an existing and compatibly sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

Relocate the Existing Door- Remove as possible the existing door, jamb and casing. Reinstall in the proposed location. Note: door may show distress from disruption. If the door or components require replacement, the cost will be added to this proposal.

Door Casing- Install standard casing to the door opening

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

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

Baseboard Reinstallation- Reinstall the original baseboard to the existing walls.

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

Base Shoe Reinstallation- Reinstall the original base shoe

Closet Shelf Stack- Fabricate a paint grade shelf stack using bull nose particle board 11 1/4" closet shelf material. Typical shelf heights to be 30", 46", 60", 72", and 80", five shelves total.

Closet Shelf & Rod- Fabricate particle board paint grade shelving to the proposed area.

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.

Ceramic Wall Tile

Shower Walls

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, up to 8' height (or to the ceiling, if less than 8')

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.

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

Bathroom Wall Tile-Wainscoting

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

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

Painting

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

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, escutcheons and shower head.

Tub Faucet Trim Installation- Install the Tub trim, including the handle(s), escutcheons, 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- 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).

GFCI Receptacle-

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.

Towel Ring- Mount towel ring where indicated.

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.

Shower Enclosures & Doors

Shower Door & Enclosure by Glass Shop- Provided and installed by others, has not been proposed

Mirror(s)

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

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.

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

Estimated Total Contractor's Work for Master Bathroom Project as Listed Above: \$48,360 – \$64,140