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Proposal for Bath remodel

Print Date: 4-5-2024

I hope this message finds you well. Thank you for considering us for your upcoming Master Bathroom project. It was a pleasure discussing your vision, and I'm excited to present you with a detailed proposal outlining the various phases of work we've discussed. Your satisfaction is our priority, and I've ensured that each phase aligns with your expectations.

Please take a moment to review the proposal, and feel free to reach out with any questions or modifications you might have. We're committed to bringing your vision to life, and your input is invaluable.

Looking forward to the opportunity of working together

Preliminary Requirements

Items	Description	Qty/Unit
Permits & Licenses	Permits, Floor Protection	1
Dumpster		1

Demolition

Items	Description	Qty/Unit
Electrical & HVAC	(2) Sink Lights, Ceiling Fan, Whirlpool Electrical Relocation	1
Fixtures & Hardware	Vanity Tower (save for re install) Whirlpool Tub, Vanity Top Only, (2) Sink Faucet, Shower Faucet, Toilet, Floor Tile, Shower Tile (floor & walls, Fireplace Tile (save crown molding)	

Framing

Items	Description	Qty/Unit
Shower Accessories	Grab Bar, G2 Niche, Shower Comer Seat, Repair Shower Sub Floor (Water Leak)	

Plumbing

Items	Description	Qty/Unit
Shower	Shower Valve, Shower Faucet, Hand Held Shower	1
Finish Plumbing	(2) Sink Faucet (trim), Handheld Shower (trim), Toilet	1

Electrical

Items	Description	Qty/Unit
Electrical Item	(2) Replace current GFI Outlet (2 plug) for a 4 Plug one, Add a GFI Outlet behind Vanity Tower, (3) new Flush LED Lights (Tub, Shower, Ceiling) Bring Electrical to accommodate new Lighted Mirror w/ Separate Switch,	1
Electrical Finish	(2) trim LED Lights (Shower, Tub,), (2) New 4 plug outlets, New GFI (vanity tower), (2) Lighted Outlets.	1

Drywall

Items	Description	Qty/Unit
Drywall Material		1
Drywall Labor	Wall Patch, Ceiling Patch (if needed)	1

Millwork & Trim

Items	Description	Qty/Unit
Trim Material	Baseboard, Closet Shelf Stack,	1
Trim Labor	Baseboard	1

Fixtures & Finishes

Items	Description	Qty/Unit
LVT Flooring Labor	Bathroom Floor	104 sq/f
Tiffany Shower	Shower Walls to Ceiling (108"), Shower Base (54"x48") Shower Trim, Comer Seat, G2 Wrap Niche.	1

Items	Description	Qty/Unit
Mirrors	Mirror Install (Mirrors that we provide)	2
Tiffany Shower		1

Clean Up & Disposal

Items	Description	Qty/Unit
Clean Up	Remove all construction debris from the job site, sweep the floor and clean the work area upon completion	

Paint

Items	Description	Qty/Unit
Bathroom Paint	Paint Bathroom Walls, (not to include closet)	1
Paint Material	Standard Paint	1

Extra

Items	Description	Qty/Unit
Electrical Rough	Add (2) Lighted Outlet (Chimney area, and by Supply Vent). To Add A vent to go out side for better ventilation from the attic to the outside.	1
Electrical Final	(2) Outlets, (trim for attic Ventilation. Please Attach Bath Fan to new Attic Vent	1

Fixtures & Finishes

Items	Description	Qty/Unit
Fixtures & Finishes	Sink Faucet	4
Fixtures & Finishes	Shower Faucet w/Hand Held & Valve	1
Fixtures & Finishes	LVT Flooring	1
Fixtures & Finishes	Fireplace Tile	1
Fixtures & Finishes	Sink Lights	2
Fixtures & Finishes	Electrical Lighted Mirror	2
Fixtures & Finishes	Toilet	1
Fixtures & Finishes	Hardware (Towle Bar, Toilet Paper Holder, grab bar)	1

Items	Description	Qty/Unit
Fixtures & Finishes	Wood <i>Vent</i>	1
Fixtures & Finishes	Wood Ceiling Fan	1

Vanity Top

Items	Description	Qty/Unit
Calacatta Laza Material		1
Calacatta Laza Labor		1

Preliminary Requirements

Items	Description	Qty/Unit
Permits & Licenses	Floor Protection, Water Disconnect	1
Trash Container		1

Demolition

Items	Description	Qty/Unit
Fixtures & Hardware	<i>Vanity</i> Top Only, (2) Sink Faucet, Mirror (stays intact)	

Plumbing

Items	Description	Qty/Unit
Finish Plumbing	(2) Re-install Sink Faucet (trim)	2

Vanity Top

Items	Description	Qty/Unit
Calacatta Laza Material		1
Calacatta Laza Labor		1

Drywall

Items	Description	Qty/Unit
Drywall Material		1
Drywall Labor	Wall Patch	1

Clean Up & Disposal

Items	Description	Qty/Unit
Clean Up	Remove all construction debris from the job site, sweep the floor and clean the work area upon completion	

Shower Doors

Items	Description	Qty/Unit
48" Shower Door	Material	1
Shower Door Labor	Glass Door Install	1

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR
BATHROOM PROJECTS LISTED ABOVE:
\$61,641.47 – \$67,245.24**

Scope of Work-

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, 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

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.

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal Sink

Light(s)- Remove and discard

Mirror(s)- Remove and discard Towel

Bars- Stays intact

Toilet Paper Rack- Stays intact

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 Tower- Remove the existing tower and salvage to be reset or modified and reset.

Vanity- Stays intact

Stool: Disconnect, detach and remove the stool- Salvage for Reusage.

Shower Door/Enclosure: Remove the existing shower door and salvage for reinstallation Exhaust

Fan & Light- None- Stays intact

Millwork-Doors & Trim Removal

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation. Bathroom

Surfaces Removal

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

Bathroom Built-in Fixtures Removal

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

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

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. Whirlpool Tub

Skirting (Face)- Remove the existing face enclosure from the whirlpool tub.

Electrical Demolition

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

Fan- Remove the existing ceiling fan(s), leave the electrical box intact.

HVAC Demolition

None- Duct work demolition has not been anticipated or proposed. Flooring

Removal

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

Bathroom Framing

Shower Seal: Frame a shower seat per the proposed layout. Prep for tile.

Tub Adjacent Corner Shelf- Fabricate a corner shelf adjacent to the proposed free standing tub. The shelf height to be approx. the same height as the proposed tub. Typical finishing would be sheetrock on the sides and top. Note: if you choose to use the same top material as your sink

Sub Floor Repair- cut out the Identified area of sub floor and Install the new sheeting.

G2 Niche -Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height. Hardware: To Include a grab bar for shower, towel bar, toilet paper holder and towel rigs

Windows

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

HVAC

HVAC work has not been proposed

Plumbing-Rough in

Fixture Relocation

Bathtub Drain Relocation- CAP OFF

Water Supply Piping and Fixtures

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.

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.

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

Electrical Rough-in

110v Power Receptacles

Electrical Outlet Modification- Open up the existing electrical outlets to modify the wiring to feed additional outlet 110V

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

Bathroom Electrical Items

Lighted Mirror Electrical Rough-in w/ Separate Switch-Add switch and mirror electrical box to the sink area. Connect to the existing power supply. LED Disc

Light- NeXT wave or equiv. 15w LED fixture

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

Toe Kick LED Automatic Lighting

Insulation

None Proposed- Insulation work has not been identified or proposed.

Drywall

Ceiling Patch: Instan sheetrock in afected areas (moisture)and finish the opening ready for primer, spackllng, prep ant paint. Wall

Patch• Install sheetrock and finish smooth to the adjoining wall surface. Sand, ready for primer

Drywall Texture Finish

None- Celling or wall texture has not been proposed

Cabinets & Vanity's

Tower Vanity Assembly- Install Towel. we will assemble per the manufacture instructions. The quantity and type of cabinets may vary per your final selection and this estimate may need to be revised accordingly.

SlnkTop(s)

Wall Niche- Install the Tiffany recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location Corner seat-

Mount the premanufactured Tiffany corner shelf(ves) unit

Shower Base- Set and connect the proposed Tiffany shower base

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

Bath Wall Painting (Paint not to include the closet)

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.

Hand Held Shower Assembly- Mount holder bracket and connect a hand held 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. GFCI

Receptacle-

Hardware Installation

None- Hardware modification or installation has not been proposed.

Shower Enclosure's & Doors

Shower Door Provide and Install- Provide a Glass shower door installed in the prepared opening. The details of the shower door are as follows.

Mirror(s)

Lighted Mirror- Hang the lighted mirror and fasten into position. Align to accommodate the electrical connection.

Job Clean Up & Disposal

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, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

I confirm that my action here represents my electronic signature and is binding.