

## 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.

#### 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-** 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.

**Exhaust Fan & Light-** Disconnect and remove the existing exhaust fan & light unit

## **Millwork-Doors & Trim Removal**

**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.

## **Bathroom Surfaces Removal**

**Tub Wall Tile-** Remove the existing tile and backing board to expose the framed wall.

**Shower Wall Tile-** Remove the existing tile and backing board to expose the framed wall.

## **Bathroom Built-in Fixtures Removal**

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

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

**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.

## **HVAC Demolition**

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

## **Structural Demolition**

**Wall Removal-** Remove the existing shower wall close to the vanity without disrupting electrical to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

## **Flooring Removal**

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

# **Framing**

## **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.

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

**Grab Bar, Towel Bar, Accessory and Holder Blocking, (Already Exposed Framing):** When the fixture location is determined ahead of time and if the wall framing cavities 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.

**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.

# **Plumbing-Rough in**

## **Fixture Relocation**

**Bathtub Drain Relocation-** Open the floor to relocate the bathtub drain. Connect to the existing drain piping.

## **Shower**

### **Concrete Shower Base**

**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**

### **Bathtub Water Supply Relocation**

### **Shower Water Supply Relocation**

**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.

**Floor Mounted Tub Filler Faucet-** Extend the underfloor water piping to the proposed location. Install faucet mounting plate/bracket, stub for setting of the faucet after finished flooring is installed.

**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.

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

## **Electrical Rough-in**

**None Proposed-** Electrical rough-in modifications have 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 Patch:** Install sheetrock in affected areas ( moisture )and finish the opening ready for primer, spackling, prep ant paint.

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

### **Drywall Texture Finish**

**None-** Ceiling or wall texture has not been proposed

## Cabinets & Vanity's

**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 work flow.

## Sink Top(s)

**Counter Tops-** Provided and installed by others

## Millwork- Doors & Trim

**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 and Mosaic Provided by Fixtures & Finishes- Mosaic/Ceramic tile materials

**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

**Waterproofing Walls & Base-** Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

**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). small tiles (mosaic, tiles under 6" x 8") other tiles or products, special patterns and installation require additional installation labor and cost.

**Tile To The 8' 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') **Note: tiling above 8' height and or vaulted ceilings additional**

**Double Niche Tile-** Install selected tile to the back, face and shelf of the double niche. Accommodates either a manufactured or a tile fabricated shelf.

## Bathroom Wall Tile-Wainscoting

**Ceramic Wainscoting Wall Tile- Free Standing Tub walls, (Wainscoting)-** Apply mastic and wall tile to the sheetrock walls approx. 48" in height or to the nearest full tile row near 48". Standard pattern, without accents or niches. Install either bull nose tile or metal edge trim. Grout and wipe clean. Sealer or other applications have not been proposed. Caulk the vertical corners and floor joint. .

## 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 are additional.

## Painting

**None Proposed- Painting,** preparation, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in the GCS proposal, it should be done as not to interfere with the completion of work in this proposal. Painting of the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. If the project is stopped for work to be done by others, a remobilization fee will be charged.

## 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.

**Handheld 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.

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

## 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.

## **Shower Enclosure's & 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**

**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.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR  
BATHROOM PROJECTS LISTED ABOVE:**

**\$27,327.00 - \$37,575.00**