

Proposal

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Scope of Work- Remodel HALL BATHROOM to include Demo of: Tub Unit, Tub/Shower Valve; Vanity, Top & Faucet; Outlet; Mirror; Vanity Light; Stool; Vinyl Floor; Base Trim.

REPLACE WITH INSTALLING NEW: Tub, Tub/Shower Valve & raised Showerhead; Vanity, Top & Faucet; GFi Outlet; Stool; Flooring & Base Trim.

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damage to the existing lawn, landscaping, drives or walks could possibly occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed, or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

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, 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.

Demolition

Demolition Scope of Work: Demo: Tub Unit, Tub/Shower Valve; Vanity, Top & Faucet; Outlet; Mirror; Vanity Light; Stool; Vinyl Floor; Base Trim.

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

Sink Faucet- Shut off the existing water stop 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 Rod- Remove the existing shower rod, spring loaded, or wall anchored

Millwork-Doors & Trim Removal

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

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

Bathroom Built-in Fixtures Removal

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.

Flooring Removal

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.

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

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

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.

Tub Fixture

Bathtub- Tub Only: Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub into a prepared opening and connect the trap and drain. Tub in excess of 100 lbs. may require additional labor and cost.

Shower Water Supply Relocation (Raise Showerhead)

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

Electrical Rough-in

None Proposed- Electrical rough-in modifications have not been proposed

Drywall

Drywall Demolition- Remove the existing sheetrock from the proposed areas to expose the framed structure.

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure preassembled 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

Stain Grade- The doors and trim are preferred to select ready for stain

Doors- Provide the following:

2-0 Door

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.

Ceramic Wall Tile

Shower Walls

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.

Tub & Shower Wall Tile- We will provide the labor and equipment to install your tile products to the designated shower wall area. 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) standard tub or shower tiling height is the closest full row of tile approx. 72" above floor. 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 tile products list for your shopping convenience.

Single Niche Tile- Install ceramic tile to the back, and interior sides of the niche with selected tiles.

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/Staining

Door Stain & Lacquer Touch Up: The stain and lacquer finish on the trim and apply a coat of lacquer if required.

Base Trim & Door Casing Staining: Stain & Lacquer the new trim similar in color to the existing trim. Apply stain, sanding sealer and finish lacquer.

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install a sink faucet and pop-up drain

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

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 tank seals or other components. Rebuilding or servicing 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- Install the surface mounted fixture compatible with the existing electrical box and wiring.

Hardware Installation

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

Shower Curtain Rod Installation- Provide labor and fasteners to set a shower curtain rod at your tub or shower location. Please note any special instructions for your curtain height.

Mirror(s)

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

Painting

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

**TOTAL ESTIMATED CONTRACTOR'S WORK
FOR HALL BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$11,035.20 - \$15,173.40**

Hall Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected & Provided 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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	600.00	600.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet(s)			Ea.	1	120.00	120.00
Sink Light Fixture			Ea.	1	39.00	39.00
Bathtub						
Tub/Shower	Faucet	Includes the valve body and trim kit.	Ea.	1	140.00	140.00
Wall Tile	Ceramic Tile		Sq Ft	90	4.00	360.00
	Mastic	25 lb bag VersaBond White Thinset mortar tile adhesive for floors and larger wall tile,	Ea.	2	30.00	60.00
Schleuter	Edging/Trim	Metal Edging	Ln Ft	32	3.00	96.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	18.00	72.00
Flooring						
Transition Strips		if needed	Ea.	1	29.00	29.00
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	42	4.00	168.00
Toilet						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 1942.00

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!