



Encompass Building Group LLC
1100 Edgewood Road
New Kensington PA 15068
HIC #PA130990

Proposal

Date	2/18/2026
Contract #	8675354

Bill To:
GATEWAY SCHOOL DISTRICT 9000 GATEWAY CAMPUS BLVD, MONROEVILLE, PA 15146 ATTN: JOHN WALSH 412-330-0390
Please note: This proposal may be withdrawn if not accepted within 15 days due to unprecedented price increases.

Work Performed:
GATEWAY HIGH SCHOOL 3000 GATEWAY CAMPUS BLVD MONROEVILLE, PA 15146 ATTN: JOHN WALSH 412-330-0390
COSTARS Contract #008-E22-766 PA Vendor #538984

Description	Total
GATEWAY HIGH SCHOOL HANDICAPPED RESTROOM Scope of Work 1. Site Preparation & Framing - Dust Mitigation: The work area will be fully encapsulated in plastic to ensure dust control and maintain school air quality. - Structural Framing: Installation of 3 & 1/2" steel studs to frame the restroom layout according to ADA specifications. - Access: Installation of a 36" steel jamb and a heavy-duty solid core wood door. - Insulation: Sound-deadening batts will be installed within the wall cavities for privacy. 2. Walls, Ceiling & Surfaces - Drywall: Installation of moisture-resistant (green board) drywall, professionally taped, spackled, and sanded. - Ceiling: Installation of a 2'X2' suspended ceiling grid and tiles. - Flooring: Floor preparation and installation of commercial-grade ceramic floor tile. - Wall Finish: Ceramic wall tile installed to a height of 4' around the perimeter. 3. Plumbing & Mechanical - Drainage: Installation of PVC drain lines for toilets and sinks, tied into the existing main drain line. - Venting: New vent pipe installation through the roof to ensure proper airflow. - Supply Lines: Installation of hot and cold water lines for all fixtures. - HVAC: Installation of a high-efficiency exhaust fan vented through the roof with a dedicated switch. 4. Fixtures & ADA Compliance - Toilets: Two (2) ADA-approved water closets (toilets). - Lavatory: One (1) ADA-compliant wall-hung sink with faucet and protective pipe covers for the P-trap and supply lines.	44,970.00

Thank you for the opportunity to bid your project.	Total
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Accepted by: _____

Date: _____

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- Partitions: Installation of heavy-duty polymer toilet partitions, including one fully accessible ADA stall. - Accessories: Three (3) ADA-compliant grab bars. -- ADA-compliant mirror. -- Unisex braille signage per code. - Mounting Heights: All dispensers (Soap, Paper Towel, Toilet Paper) will be installed between 15" and 48" above the finished floor to comply with ADA reach range standards. 5. Electrical & Lighting - Lighting: Three (3) 2'x2' flat-panel LED drop-in lights with a dedicated wall switch. - Power: One (1) GFCI-protected outlet installed near the lavatory. 6. Finishing & Clean-up - Painting: Priming and painting of the steel jamb, wood door, and all drywall surfaces above the 4' tile line. - Final Clean: Comprehensive site cleanup and hauling away of all construction debris. Payment Schedule: - Deposit: \$22,485.00 (50% due upon signing to secure materials and scheduling). - Final Payment: \$22,485.00 (50% due upon project completion).	

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