



## GERCKEN COMPANY LLC.

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### RE: Bathroom

Take out shower insert and tile it

Thank you for inquiring about the **Bathroom** work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

### Scope of Work- Master Bathroom Shower

Scope: To remove the existing fiberglass shower unit, enlarge the shower area to approx. 4'x4.5', cast a new shower base, frame wall extension (no ceiling), install new shower faucet, tile the shower base and walls. Touch up the wall and trim paint with paint that you provide.

### Preliminary Requirements

**Conceptual Plan:** We will provide a conceptual drawing or description of the project.

### 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 permit 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 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.

### Demolition

**Demolition Scope of Work:** Remove the existing shower door, fiberglass shower unit, shower faucet, a portion of the existing flooring, a portion of the crown molding (salvage for reusage).

## **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.

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

**Tub & Shower Faucet-** Remove the existing tub/shower faucet and cap the water supply lines.

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

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

**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.

**Crown Molding-** Remove the crown molding from the affected perimeter of the ceiling

### **Framing**

**Shower Enclosure: Build a 50" tall x 18" wall extension to the existing wall between the sink and shower area.**

**Ceiling Above Shower: Omitted**

**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.

**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**

**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. If finished surfaces are disrupted, the cost to restore will be additional.

### **Plumbing-Rough in**

#### **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.

##### **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 tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

## Electrical Rough-in

### 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.

**Fan & Light Switch-** Install the controller switch for the new exhaust fan, in the newly framed wall of the shower. Tie to the existing bathroom electrical.

## Insulation

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

**Wall- Fill Voids-** Omitted

## Drywall

**1/2" Plain-** Hang 1/2" plain sheetrock to the outside of the new shower wall and ceiling.

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

**New Wall Extension Fill & Finish:** Apply joint compound to fill and finish the wall extension ready for paint. Further drywall work has been omitted.

### Drywall Texture Finish

**Texture:** Omitted

## Cabinets & Vanities

**None-** Cabinet work has not been proposed

## Millwork

**Baseboard Supply New-** Provide standard pattern 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

## Ceramic Tile Work

**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 Wall Tile:** We will provide the labor and equipment to install your tile to approx. 72" above the shower base, and 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). 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-** Omitted

**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.

### **Bathroom Wall Tile-Wainscoting**

None- Wall tile in the main bathroom area has not been proposed.

### **Flooring**

None Proposed- Flooring work has not been proposed

### **Painting**

**Ceiling:** Omitted

**Baseboard Painting:** Paint the baseboard, casing and base shoe of the new wall extension with interior latex paint.

#### **Wall Painting**

**Wall Painting- Your Paint-** Touch up the affected walls in the bathroom with paint that you provide to include the new shower drywall and the immediately affected adjoining wall proportions.

### **Finish Plumbing**

**Shower Faucet Trim Installation-** Install the shower trim, including the handle, esccheons, and shower head.

### **Finish Electrical- Fixture and Device Mounting**

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

### **Hardware Installation**

None- Hardware modification or installation has not been proposed.

### **Shower Enclosure and Mirror(s)**

None- **Shower Door/Enclosure** installation has not been proposed

**Shower Door** - None proposed- refer to third party vendors

### **Job Clean Up & Disposal**

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

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**ESTIMATED COST RANGE** for Total Master Bathroom Shower Project as Listed Above \$10,000-\$15,000

# Owner Selected and Supplied items

Note: The following items typically require your selection. Our Proposal anticipates that you will select and provide the following items/fixtures. By purchasing these directly from your preferred source will be the most **cost-effective** way to obtain your **Owner Selected and Provided Items**. We will assist you by providing the required quantity information where applicable and requested. Please have these items on site at the beginning of the project.

**Selection Assistance:** If you prefer to have assistance in selecting any of the required items, optional assistance is available via a consultation fee. We have experienced personnel and also professional designer services available.

- Tub &/or Shower Faucet(s)
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Exhaust Fan or Fan & Light unit
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board
- Wall and Trim Paint- If applicable

<b>Master Bathroom Fixtures and Finishes Purchasing Guide</b>						
<b>Desc</b>	<b>Product</b>	<b>Notes</b>	<b>Unit of Measure</b>	<b>Purchase Qty</b>	<b>*Estimated Cost Ea.</b>	<b>Total Cost *Estimate</b>
<b>Shower Only</b>						
Base	<b>Small Mosaic Tile</b>	Small tiles to accommodate the tapered slope of the shower base.	Sq. Ft	<b>21</b>	3.49	72.59
	Base Entry Sill		Ln Ft	<b>1</b>	30.00	30.00
Faucet(s)			Ea.	<b>1</b>	160.00	160.00
<b>Walls</b>	<b>Ceramic Tile</b>		Sq. Ft	<b>115</b>	2.49	286.85
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	<b>2</b>	37.50	75.00
	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.	Ln Ft	<b>13</b>	2.00	25.60
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	<b>31</b>	1.50	46.80
	Niche	Premanufactured 14" wide max to fit in wall cavity.	Ea.	<b>1</b>	60.00	60.00
	Grout*25 lb. bag	color select	Bag	<b>2</b>	25.00	50.00
	Color Match Caulking	color select	Ea.	<b>4</b>	5.99	23.96
<b>Grab Bars</b>	Surface Mounted Bar(s)		Ea.	<b>1</b>	49.00	49.00

**\*Estimated** Totals for Owner-supplied items before tax (Actual cost depends on Owner's selections) \$ 879.80

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Bathroom** project.

**SINCERELY**

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

**RICHARD H. GERCKEN**  
**Managing Member.**  
**GERCKEN CONSTRUCTION SERVICES LLC.**  
A dba of GERCKEN COMPANY LLC.