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RE: Bathroom remodel

Master bathroom, flooring, countertop, double vanity, lighting, tile

Thank you for inquiring about the **Bathroom remodel** 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 Bath

Scope: To update the bathroom by replacing the sink light, mirror, vanity, top, flooring, toilet, toilet room door, and painting of the trim, doors and walls inside of the bathroom

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 permit varies 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

Remove the following:

Stool: Disconnect, detach and remove the stool. Note: If to be re-set, we will store on site.

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Vanity Top- Remove and discard

Vanity- Remove the existing vanity and discard.

Mirror (s)- Remove the existing and salvage for re-installation. Note some mirrors will not survive being removed, if so, you will need to provide a new mirror.

Carpet- Remove the carpet and discard. Leave the carpet in the adjoining closet and bedroom

Base Shoe- Leave the existing base shoe intact. Do not remove

Baseboard-Leave the existing base shoe intact. Do not remove.

Framing

None Proposed- Framing, carpentry and structural modifications have not been proposed.

HVAC

HVAC work has not been proposed

Plumbing

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.

Fixture Relocation- Sink Wall- Remove the sheetrock from the sink wall to reroute the drain and water lines to accommodate the new sink fixture locations. Connect to the existing water piping, drain and vents.

Whirlpool Tub Deck Mount Faucet- Replace the existing deck faucet with a new valve assembly, connect to the water piping, install valve handles and spout in the existing location

Electrical Rough-in

Light boxes- Relocate and add one light box to accommodate two sink lights rather than one that exist.

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet- add one to service the center and the opposing end of the vanity. This will increase your outlets from one to three.

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 wall cavity voids.

Drywall

Existing Walls (no ceiling) Fill & Finish: Prepare the existing walls smooth ready for paint.

Cabinets & Vanities

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

Millwork

Doors- Provide the following-1) 2-0 left hand pre hung split jamb door unit. Remove the existing toilet room door and replace it with a new six-panel door similar to the existing. The new door will swing into the toilet room. Transfer the lockset to the new door.

Baseboard- Stays intact, no modification proposed.

Base shoe- Stays intact, no modification proposed.

Ceramic Tile Work

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 additional.

Bathroom Baseboard: Has not been proposed.

Painting

Ceiling: No work to the ceiling has been proposed.

Door & Trim Painting/Finishing

Baseboard & Casing Painting: Paint the baseboard, casing and base shoe with interior latex paint that you provide.

Door Painting: Paint the designated interior door(s) with interior latex paint (that you provide).

Base Shoe Painting: Touch up the base shoe after it is installed.

Window Painting: Paint the interior of the window with interior latex paint (that you provide)

Cabinet Painting & Finishing

None Proposed- It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

Finish Plumbing

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

Toilet: 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.

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install 2) surface mounted fixtures compatible with the existing electrical box and wiring.

GFCI Receptacles- 3) total

Hardware Installation

Towel Bars- Mount 2) 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.

Toilet Paper Holder- Install 1) 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.

Mirror2- Install 2) surface mounted mirrors. Place anchors or screws at the mirror mounting points.

Job Clean Up & Disposal

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

Estimated Cost Range for Total Master Bathroom Project as Listed Above \$ \$12,000-
\$16,000

Heated Floor Installation Option

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

Estimated Total to Add the Heated Floor Installation \$ \$1000

Payment Terms Based upon an Estimated Cost of \$15,000

Payment Terms	
Contract Signing Deposit (20%)	\$3,000
Start of Plumbing (25%)	\$3,750
Start of Drywall (25%)	\$3,750
Start of Tile Installation (20%)	\$3,000
Completion (10%)	\$1,500
Total	\$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.

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Shower base or Shower Unit
- Waste and Overflow for Tub
- Medicine Cabinet or Mirror
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Electric Floor Heating-mat and controller
- Hardware, locks, pulls, racks and decorative hardware's.
- Lighting and Light Fixtures
- 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

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

SINCERELY



GERCKEN CONSTRUCTION SERVICES LLC.

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