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RE: 3 Full and 1 half-bath to be remodeled

Thank you for inquiring about the **3 Full and 1 half-bath to be remodeled** work that we discussed. I have written the following proposal in an outlined manor 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-Half Bath

Scope: Replace the existing vanity, top, toilet, and flooring.

Preliminary Requirements

Permits & Licenses

Building Permits

Permit(s) by GCS- We will obtain a building permit from the administrative authorities and accommodate the required inspections. The cost of the permit and related fees will be billed 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 from our access point to the work area.

Demolition

Demolition Scope of Work: Remove the existing sink top, vanity, toilet, base shoe and finished flooring.

Bath Demolition

Stool: Remove and discard

Lavatory: Remove the existing vanity top and vanity cabinet.

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

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

Plumbing

Finish Plumbing

Faucet: Install faucet and pop-up drain that you provide

Vanity: Install the new vanity.

Faucet: Install faucet and pop-up drain provided by the owner

Owners Stool: Set stool and seat that you provide. GCS will supply wax ring, supply line and shut-off

Electrical

Light Fixture- Install a new light fixture to the existing electrical box.

Drywall

Drywall- work has not been anticipated or proposed

Cabinets

Vanity- Set the new floor mounted vanity and install associated trim.

Sink Top

Sink Top- Set the new sink top on the vanity and adhere in place.

Millwork

Base shoe- Provide standard pattern base shoe to the hard surface flooring areas.

Ceramic Wall Tile

Labor for Tile Installation: We will provide the labor to install the ceramic tile backsplash around the sink top.

Flooring

Laminate- Install new wood laminate flooring.

Painting

Painting: None proposed

Job Clean Up & Disposal

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

Estimated Cost Range Total Half Bath Project as Listed Above \$ \$4000-\$6,000

Scope of Work- Guest Bedroom Bathroom

Scope: This is a proposal for removing and setting a vanity, top, new sink faucet, shower base and walls, niche, floor tile and setting fixtures.

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

Hardware, locks, pulls, racks and decorative hardware's.

Ceramic Tile Products

Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Preliminary Requirements

Permits & Licenses

Building Permits

Permit(s) by GCS- We will obtain a building permit from the administrative authorities and accommodate the required inspections. The cost of the permit and related fees will be billed 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 from our access point to the work area.

Demolition

Demolition Scope of Work: Remove the fixtures and finished floor surface to prepare for the replacement work proposed. Sink Top, faucet, vanity, mirror, light fixture, wall shelves, toilet, shower unit, finished flooring, and base shoe.

Bath Demolition

Bathroom Framing

Open The Sub Floor for Shower Base Drain: Open the sub floor to route piping for the new fixture location. Attach sheeting to the existing floor joist.

HVAC

HVAC work has not been proposed

Plumbing

Shower

Tub or Shower Faucet: Install shower faucet(s) that you provide. Connect to the existing water supply lines.

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner or prepare the existing 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.

Finish Plumbing

Faucet: Install faucet and pop-up drain that you provide

Vanity: Re-set the original vanity or a new vanity that you provide. Up to one hour for assembly and setting. If additional time is required for assembly or modification, additional charges may apply.

Stool: Re-set the existing stool or install a new stool and seat that you provide.

Electrical

Light Fixture- mount and connect a light fixture to the existing light box.

Drywall

Wall Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Cabinets

Vanity(s) - Provide the labor to set and secure pre-assembled floor mounted vanity.

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

Base shoe- Provide standard base shoe to the hard surface flooring areas.

Ceramic Wall Tile

Labor for Tile Installation: We will provide the labor to install the ceramic tile, mastic, and grout and color matching caulk that you provide to the Backsplash area above the sink.

Ceramic Flooring

Backing Board Install New: Install Dura Rock or equiv. 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.

Painting

Painting: None proposed

Job Clean Up & Disposal

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

Estimated Cost Range for Total Guest Bathroom Project as Listed Above \$ \$7,000-
\$10,000

Scope of Work- Jack & Jill Bathroom

Scope: This is a proposal for removing and setting 2) vanities, 2) tops, 2) new sink faucets, set 1) bathtub, ceramic wall tile, niche, floor tile and setting fixtures.

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

Hardware, locks, pulls, racks and decorative hardware's.

Ceramic Tile Products

Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Preliminary Requirements

Permits & Licenses

Building Permits

Permit(s) by GCS- We will obtain a building permit from the administrative authorities and accommodate the required inspections. The cost of the permit and related fees will be billed 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 from our access point to the work area.

Demolition

Demolition Scope of Work: Remove the fixtures and finished floor surface to prepare for the replacement work proposed. Sink Top, faucet, vanity, mirror, light fixture, wall shelves, toilet, tub & shower unit, finished flooring, base shoe.

HVAC

HVAC work has not been proposed

Plumbing

Bath Tub: Provide the labor and plumbing pipe and fittings to set 1) bathtub into the prepared opening, install the waste & overflow provided with the tub and connect to the existing drain.

Tub or Shower Faucet: Install shower faucet(s) that you provide. Connect to the existing water supply lines.

Finish Plumbing

Faucet: Install 2) faucets and pop-up drain that you provide

Vanity: Set 2) pre-assembled and prefinished vanities in place of the existing.

Stool: Re-set the existing stool or install a new stool and seat that you provide.

Electrical

Light Fixture- mount and connect 2) light fixtures to the existing light boxes

Drywall

Wall Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Cabinets

Vanity(s)- Provide the labor to set and secure 2) pre-assembled floor mounted vanities

Sink Top(s)

Set Sink Top- Set and secure 2) sink tops to the existing vanities. To include side and back splash blocks (if included)

Millwork

Base shoe- Provide standard base shoe to the hard surface flooring areas.

Ceramic Wall Tile

Labor for Tile Installation: We will provide the labor to install the ceramic tile, mastic, grout and color matching caulk that you provide to the Backsplash area above both sinks and the Tub/Shower

Backing Board Install New: Install Dura Rock or equiv. backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Ceramic Flooring

Backing Board Install New: Install Dura Rock or equiv. 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.

Painting

Painting: None proposed

Job Clean Up & Disposal

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

Estimated Cost Range for Total Jack & Jill Bathroom \$ \$10,000-
\$15,000

Scope of Work-Master Bathroom

Scope: This is a proposal for the renovation of the Master Bathroom. Remove the existing whirlpool tub and shower. Build a new neo-angle corner walk-in shower, set a free standing tub, install new vanity, and sink top, faucets and flooring. Install new clothes rods and brackets in the master closet.

Preliminary Requirements

Design & Blueprints

Conceptual Plan: We will provide a conceptual drawing or description of the project plan to indicate the layout of the water diversion.

Permits & Licenses

Building Permits

Permit(s) by GCS- We will obtain a building permit from the administrative authorities and accommodate the required inspections. The cost of the permit and related fees will be billed 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 from our access point to the work area.

Demolition

Demolition Scope of Work: Remove the existing sink top, faucets, mirror, light fixture, shower door, shower walls, base and faucet, whirlpool tub, toilet and finished flooring.

Framing

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

Bathroom Framing

Shower Enclosure: Fabricate wood frame wall enclosure to accommodate the proposed shower.

Open The Sub Floor for Fixture Relocation: Open the sub floor to route piping for the new fixture location. Attach new sheeting to the existing floor joist.

HVAC

Bath Fan: Install 1) fan & light combination and vent to the attic atmosphere.

Plumbing

Top Rough Plumbing

Shower

Bath Tub: Install 1) bath tub that you provide.

Fixture Relocation: Open the floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

Water Lines: Connect to the existing piping and extend to the new fixture locations. Stub through wall for rough-in.

Tub or Shower Faucet: Install shower faucet(s) that you provide. Connect to the existing water supply lines.

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner or prepare the existing 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.

Finish Plumbing

Faucet: Install faucet and pop-up drain that you provide

Stool: Re-set the existing stool or install a new stool and seat that you provide.

Electrical

Install 2) light fixtures for the sinks

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.

Drywall

1/2" Plain- Hang 1/2" plain sheetrock to the new framing finished room areas. (Not including the unfinished areas such as utility, storage and furnace rooms.

Wall Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Cabinets

Vanity- Set pre-assembled and pre finished vanity.

Sink Top

Set Sink Top(s) - Set in place and adhere to the vanity. Set side and back splashes (if any)

Millwork

Rolling Barn Door- Remove the existing barn door, salvage the hardware and install a 4-0 barn door slab (you provide) on the existing track.

Closet Shelf & Rod- Modify the existing shelf and rod in the Master Closet by removing the rod, installing metal shelf & rod bracket supports, cut and fit new rod, install new metal support arms and pole sockets. Note: further layout modification available, let us know so I can update the proposal to best serve your intended outcome.

Ceramic Wall Tile-Shower

Backing Board Install New: Install Dura Rock or equiv. backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Wall Tile: We will provide the labor and equipment to install your tile products to the designated wall area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Ceramic Shower Base Tile- Install on concrete shower base, mosaic or small tile for the base interior. Set tile or manufactured sill materials. Install the same tile used for the wall on the interior lip of the entry sill.

Niche Tile- Install Ceramic tile to the recessed niche.

Ceramic Flooring

Backing Board Install New: Install Dura Rock or equiv. 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: Install ceramic tile in place of the existing baseboard.

Painting

Painting: None proposed

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 \$ \$25,000-\$30,000

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.

Estimated Total to add the Labor to Install Electric Floor Heating **\$1,400-**
\$1,500

Summary Totals

Total Half Bath Project as Listed Above
 Total Guest Bathroom Project as Listed Above
 Total Jack & Jill Bathroom
 Total Master Bathroom Project as Listed Above

Estimated Total all projects listed above **\$ 50,000-**
\$ 60,000

Payment Terms Based on **Estimated** Cost of \$50,000

Payment Terms	
Contract Signing Deposit (20%)	10,000
Start of Plumbing (20%)	10,000
Start of Drywall (25%)	12,500
Start of Tile Installation (25%)	12,500
Completion (10%)	5,000
Total	\$50,000

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.

Bathroom Area

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Bath Tub
- 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
- Hardware, locks, pulls, racks and decorative hardware's.
- 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
- Other items that are not listed in our proposal.

Thanks again for inviting us to provide this information. We look forward to working on and completing your **3 Full and 1 half-bath to be remodeled** project.

SINCERELY



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