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40 Years of Service



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Scope of Work- Master Bath

Scope is to Remove the following: Vanity & Sink tops, Columns, Whirlpool Tub and raised decking (& tile); Light over Tub; Eliminate arched wall area above the Columns and take back to ceiling; Mirrors & Lights over Vanity; Tile in Shower; Tear out Tile in Stool area. Install the following: New Free Standing Tub, New Shower with Rain Can and Niche, Accent Tile and widen opening to accommodate a 36-38" Shower Door; 1 Shower Head & Control Handle, Corner or Bench Seat &/or Shaving Nook; Carry on Crown Molding; New Vanity & Top; 2 New Outlets with USB Ports; New Lights and Mirrors over Vanity; Add new Outlet over Fireplace for TV; Remove all Wallpaper and Finish all Walls and Ceiling smooth; Finish area below the Fireplace with either trim to match the Mantle or smooth sheetrock. New Tile Flooring the entire area except the Closets. Refinish Ceiling smooth. Install new Cabinet across from the Fireplace.

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 permits 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, furnishings, blinds, shades and remove other items that may be subject to damage.

Wall Hung & Fragile Items- Personal Contents-Please remove the wall hung items on both sides of the walls at and around the adjoining work area and accessway leading to the work area.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area. Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

Demolition

Demolition Scope of Work: Remove Vanity, sink tops, Mirrors, Lights, Tub & Elevated area, Column and Area above the columns, Wallpaper, Tile in Bathroom, Widen Shower Door.

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

Ceiling Wallboard- Remove the sheetrock to expose the framed cavities from the designated area

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Sink Faucet(s)- Shut off the existing water stops 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- Salvage for Reusage.

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

Tub or Shower Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub or tub/shower to expose framing.

Shower Wall Tile- Remove the existing tile and backing board to expose the framed wall.

Shower Faucet: Remove the existing faucet and cap off water lines or prep for new faucet

Shower Base-Concrete: Remove the existing shower base and disconnect the drain.

Whirlpool Tub Deck Faucet- Remove the accessible tub deck faucet and cap off the water lines.

Whirlpool Tub Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

Whirlpool Tub Removal- Detach the water supply lines and cap off, detach the drain, remove the tub unit and discard.

Whirlpool Tub Enclosure Removal- Dismantle and remove the whirlpool tub enclosure to expose the sub floor and framed wall.

Whirlpool Tub Skirting (Face)- Remove the existing face enclosure from the whirlpool tub.

Wallpaper- Remove to expose drywall surface. Note: If the paper will not readily delaminate from the wallboard, we will provide a supplement to this proposal. The additional work may include extended man hours for removal of the wallpaper, repairing and restoring the entire wall surface, or removing the drywall entirely and replacing with new. If wallpaper work is chosen, please verify that the extensiveness of the wallpaper removal labor and surface restoration that you anticipate is proposed.

Framed Floor Platform- Remove the platform floor to expose the sub structure.

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.

Framing

Shower Fur Downs- Fur Down the existing ceiling by adding 2x4 below the existing ceiling. This will accommodate the proposed rain can shower water piping and protect from freezing.

Bathroom Framing

Entry SHOWER DOOR Opening: Modify the shower entry door opening to be max width that will fit the existing structure.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

HVAC work has not been proposed

HVAC: Utilize the existing supply vent for the bathroom.

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Exhaust Vent- Use Existing Fan Vent- Connect the new fan & light unit to the existing vent.

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.

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

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

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

Rain Can Shower Head- Install piping and rain can thread adapter in designated location.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Electrical Rough-in

Light box OVER THE FIREPLACE - Install electrical box rated to accommodate a surface mounted light fixture

LED Disc Light IN SHOWER - Nextwave or equiv. 15w LED fixture

Ventilation Electrical

Fan & Light- Exhaust fan and light combination, includes mounting housing and connection to electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

Use Existing Circuits- New home run for new circuits has not been proposed.

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 exterior wall cavity voids.

Drywall

Scope: The drywall is proposed **AS DRYWALL AROUND THE WHIRLPOOL TUB & COLUMNS AREA.**

Ceiling Trowel Smooth- Apply joint compound to the existing ceiling texture and trowel smooth. Sand smooth ready for primer or paint.

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated area

Drywall Finishing

Beads: Apply metal corner bead to the outside corners and secure with screws.

Tape Coat: Provide a tape coat to all sheetrock. This tape coat will provide the required fire rating to rated walls.

Fill & Finish: Apply joint compound to fill and finish the exposed walls and ceilings.

Sanding: Sand the exposed wall and ceiling smooth ready to primer and touch up.

Walls & Ceiling- Fill & Finish apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Cabinets & Vanity's

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 & Trim

None Proposed- new or replacement millwork, doors, trim, base or base shoe has not been proposed.

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

Crown Moldings

Crown Molding- Install compatible crown to the designated room wall/ceiling angles.

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 Walls

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area up to **80" in height** (see option for tiling the wall to the ceiling). 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.

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 outside the wet area (tub or shower) has not been proposed.

Fireplace Tile- Install ceramic tile to the face of the fireplace area

Tub Ceramic Tile

None- Ceramic Tile at the Tub has not been proposed

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.

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

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

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

Tub Faucet Trim Installation- Install the Tub trim, including the handle(s), escheons, and tub spout.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

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

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

110v Receptacle with USB ports

Hardware Installation

Towel Bars- Mount 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.

Shower Enclosure and Mirror(s)

None- Shower Door/Enclosure installation has not been proposed

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

Shower Door to be installed by supplier

Job Clean Up & Disposal

On Site Dumpster- 20-40 yard 8-ton max per two weeks , alternately, we will provide a Dump Bed Trash Trailer

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

Total Contractors Work for Master Bathroom Project as Listed Above \$

Estimated Total Contractor's Work:	\$63,000-\$68,000.00
Estimated Bathroom Fixtures & Finishes estimated before tax:	\$16,000-\$20,000.00
Estimated Total Project with Estimated Fixtures & Finishes	\$79,000.00-\$88,000.00

NOTE: Tile was upgraded from ceramic tile to marble which is a significant increase in installation cost. Effected total project cost by as much as approximately \$20,000.00.

Bathroom Fixtures and Finishes Purchasing Guide

Sink						
Vanity	Vanity	Premanufactured	Ea.	2	650.00	1300.00
Sink Top	Top	Premanufactured	Ea.	2	400.00	800.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Bathtub/Shower						
Free Standing Tub		Lowes has a nice one for 950.00		1	950.00	950.00
Tub Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Shower						
Base	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	46	3.49	158.80
Faucet(s)	Shower or Tub/Shower faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	2	160.00	320.00
Walls	Ceramic Tile		Sq Ft	204	2.49	507.96
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	4	37.50	150.00
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	18	2.00	36.80
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	41	1.50	61.50
	Grout 25 lb. bag	color select	Bag	3	25.00	75.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.	Ea.	1	800.00	800.00
Flooring						
Ceramic Tile			Sq Ft	319	2.50	665.00

Mastic		VersaBond 50 lb. Thinset Mortar	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Color Match Caulk		Tubes	2	4	4.99	19.96
Transition Strips		if needed	Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	179.00	179.00
Hardware						
Cabinet Pulls		Depending on the vanity you purchase	Ea.	1	3.48	3.48
Towel Bars			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 6633.42

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!

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

SINCERELY



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