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GERCKEN COMPANY LLC.

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RE: Master Bath Remodel

Thank you for inquiring about the Master Bath 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:

Preliminary Requirements

Permits & Licenses

Permit by Others- The building permit(s) required will be provided by others.

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. Note: GCS liability resulting from carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive transfer occur.

Demolition

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.

Leave Ceiling Wallboard: Will remain intact. Do not remove or damage the existing ceiling. No work on the ceiling has been included in this proposal.

Sink Light(s)- Remove 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.

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. Note: If to be re-set, we will store on site.

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

Bath Wall Finish- Plaster & Lath- Remove the existing plaster and lath to expose the framed wall.

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

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

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

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.

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

Casings- Remove the existing door and window casings and salvage (if applicable) for re-installation.

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.

Ceramic Flooring: Remove a portion of the existing flooring and expose the sub floor. Haul debris from premise.

Wall Removal- Remove the existing wall between the shower and whirlpool tub area to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Entry Door- Remove the existing entry door to expose the rough opening

Framing

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

Interior Wall: Frame new 2x4 wood frame wall standard 9' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

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. 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

HVAC work has not been proposed

Plumbing-Rough in

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: Open the wood sub floor and reroute the drain lines to accommodate the new shower drain location. Connect to the existing drain and vents

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.

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 Faucets: Mount the 2) valve assemblies, 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

Electrical Demolition- disconnect and cap off the whirlpool tub electrical

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

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

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

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

Cased Opening- Install paint grade flat jamb and colonial casing in the designated opening

Baseboard Reinstallation- Reinstall the original baseboard to the existing walls.

Base Shoe Reinstallation- Reinstall the original base shoe

Ceramic Tile Work

None Proposed- Ceramic tile installation, preparation or modification has not been proposed.

Note- The shower base, shower walls and floor require ceramic tile work.

Flooring

None Proposed- Flooring work has not been proposed

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.

Finish Electrical- Fixture and Device Mounting

None- Electrical fixtures and device installation has not been proposed.

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

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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

Estimated Total Hall Bathroom Project as Listed Above \$

8,900.00-
10,500.00

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
- Shower Faucet(s)
- Mirror(s)
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Lighting and Light Fixtures
- 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.

Master Bathroom Fixtures and Finishes Purchasing Guide						
Desc	Product	Notes	Unit of Measure	Purchase Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity	Vanity	Premanufactured	Ea.	1	650.00	650.00
Sink Top	Top	Premanufactured	Ea.	1	600.00	600.00
Mirror/ Medicine Cabinet		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet(s)			Ea.	1	120.00	120.00
Sink Light Fixture(s)			Ea.	1	39.00	39.00
Shower						
Base	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq. Ft	27	3.49	95.28
Faucet(s)			Ea.	2	160.00	320.00
Walls	Ceramic Tile		Sq. Ft	125	2.49	310.75
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	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	14	2.00	28.40
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	32	1.50	48.30
	Grout*25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Door & Glass	Manufactured Door		Ea.	1	450.00	450.00
Grab Bars	Surface Mounted Bar(s)		Ea.	1	49.00	49.00
Flooring						
Ceramic Tile			Sq. Ft	125	2.50	312.00
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
Toilet						
Toilet		Per your selection	Ea.	1	89.00	89.00
Toilet Seat			Ea.	1	29.00	29.00
Hardware						

Estimated Totals Before Tax \$ 3506.61

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

SINCERELY



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