



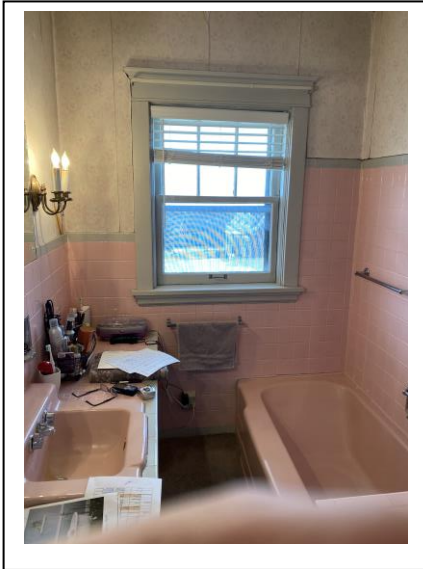
## GERCKEN COMPANY LLC.

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**February 12, 2022**



Thank you for inquiring about the Hall 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- Remodel Upstairs Bathroom to include gutting entire room including current Tub, Tile, Flooring, Ceiling.**

#### **Environmental Requirements**

**Lead Safe Testing-** If your home was built in 1977 or prior, we are required to test the work area for lead-based paint. A test for each component is required, such as the trim paint, ceiling paint, wall paint or other surfaces that may contain lead. The fee for testing is based upon the number of tests conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

#### **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 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, furnishings, blinds, shades 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 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 - Demo: Tub & Tile, remove short Wall, Corner Cabinet; Carpet and Square Flooring; Tile Mirror; Lights, Window.**

### **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**

#### **Bathroom Surface Mounted Fixture & Hardware Removal**

**Sink Light(s)-** Remove and discard

**Corner Medicine Cabinet-** Remove the existing medicine cabinet and discard

**Mirror(s)-** Remove and discard

**Towel Bars-** Remove the existing towel bars

**Toilet Paper Rack-** Remove the toilet paper holder

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

**Wall Mounted Sink-** Detach the existing sink faucet and drain. Remove the wall mounted sink and mounting brackets

**Stool:** Disconnect, detach, and remove the stool- **Discard**

#### **Bathroom Surfaces Removal**

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

**Remove Wallboard from Walls-** Remove the existing sheetrock from the proposed wall area(s) to expose the framed structure.

**Bath Wall Finish- Drywall & Tile:** Remove the existing drywall and attached ceramic tile from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

**Tub Faucet-** Remove the existing tub faucet and cap the water supply lines.

**Bathtub-** Detach the drain waste & overflow, remove the tub and discard.

**Light Fixtures-** Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

**Chase Wall for Tub or Shower-** Remove the framed wall adjacent to the tub or shower fixture. This is typical space available to reclaim for your project.

### **Flooring Removal**

**Vinyl or Glue Down Flooring-** Remove the flooring under the Carpet to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.  
**Carpet-** Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

## Framing

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

### Bathroom Framing

**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 sheathing to the existing floor joist.

**Towel Bar & Grab Bar by Tub Holder Blocking, Open Walls:** When the fixture location is determined ahead of time and if the walls are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s), or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

**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

## HVAC

**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.

## Plumbing-Rough in

**None-Changes to the existing under slab or internal wall piping** -has not been anticipated or proposed.

### Fixture Relocation

**Fixture Relocation:** Open the wood sub floor and reroute the drain lines to accommodate the new Sink, Tub & Stool fixture locations. Connect to the existing drain and vents to include:

#### Tub Fixture

**Free Standing Claw Foot 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.

**Claw Foot Tub Shower Curtain Ring** - When the fixture location is determined ahead of time and if the walls are exposed, we will install wood blocking to mount the Ceiling Mounted Trim Ring.

**Bathroom Water Lines:** Install 1/2 Pex water piping to accommodate the sink, stool, and Tub.

**Tub & 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, shower head, and tub spout.

## Electrical Rough-in

**None Proposed-** Electrical rough-in modifications have not been proposed

### 110v Power Receptacles

**110V Receptacle-** Standard dual outlet three prongs, 15a rated electrical outlet

**110V GFI- 15a** standard ground fault protected, dual outlet three prong, 15a rated electrical outlet

## **Bathroom Electrical Items**

**Sink Light Fixture Mounting Box-** Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

**Switch- For Exhaust Vent Fan-**Single pole switch, for exhaust vent fan.

**Exhaust Fan & Light Unit-** Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

**GFCI Circuits-** 110f GFCI 15 a circuit including GFCI rated BR type breaker

**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**

**Drywall Demolition-** Remove the existing sheetrock from the proposed areas to expose the framed structure.

**Whole Bathroom Drywall Walls & Ceiling-** Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep ant paint.

### **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.

## **Cabinets & Vanity's**

**36" Vanity-** 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) **Note:** This applies to premanufactured tops including sink bowl(s). If top modification, fabrication, assembly and or sink setting and attachment are required, an additional charge will apply.

## **Millwork- Doors & Trim**

**Paint Grade-** The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

**Baseboard Supply New-** Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

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

## Ceramic Tile Work

**Single Niche Tile-** Install ceramic tile to the back, interior sides and outside trim of the niche with selected tile.

## Flooring

**Laminate Interlocking Flooring-** We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

## 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 a sink faucet and pop-up drain

**Vanity:** Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

**Tub & Shower Faucet Trim Installation-** Install the Tub & Shower trim, including the handle(s), eschaton's, shower head and tub spout.

**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).

**GFCI Receptacle-** Install double outlets next to each other by the sink.

**110v Receptacle**

## Hardware Installation

**Towel Bar -** Mount towel bar 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.

**Grab Bar(s)-** Surface mount the proposed grab bar(s) at the determined locations. Note, if the location is identified and the wall finish has been removed to expose the famed wall, we will install blocking to accommodate the grab bar anchoring.

## Shower Enclosure's & Doors

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

## Mirror(s)

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

## 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.

**TOTAL ESTIMATED CONTRACTOR'S WORK FOR YOUR BATHROOM PROJECT LISTED ABOVE: \$19,656 – 26,208**

<b>Bathroom Fixtures and Finishes Purchasing Guide</b>						
Vanity & Top	Combo	Premanufactured	Ea.	1	729.00	729.00
Mirror		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
<b>Bathtub</b>						
Free Standing Tub	Claw Foot Style			1	793.00	793.00
Tub/Shower Faucet		With Shower Curtain Ring		1	541.00	541.00
Waste & Overflow				1	39.00	39.00
<b>Flooring</b>						
Laminate Flooring	Interlocking flooring,	including transitions and backing if any.	Sq Ft	60	2.50	150.00
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper	Holder		Ea.	1	18.00	18.00
Grab Bar	In Shower area	24-48" per your selection	Ea.	1	49.00	49.00
<b>Bathroom Fixtures &amp; Finishes estimated before tax</b>					<b>\$</b>	<b>2715.00</b>
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!						

**Financial Consideration-** If you would like to finance all or part of the above amounts, we have third party lenders with competitive terms. We also can take credit cards (with 3% fee). Whatever your financial needs are, we have a solution to get your project started! Just let us know how we can help.

**Project Commencement-** We typically run 6-8 weeks for new project startups. The typical duration of a bathroom project is approx. 15 working days. The actual time will vary with the details and extent, specific to your project.

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

**SINCERELY**

*Ric Lutz*

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**Sales Manager**  
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**GERCKEN CONSTRUCTION SERVICES LLC.**  
A dba of GERCKEN COMPANY LLC.