



## GERCKEN COMPANY LLC.

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Thank you for inquiring about the **MASTER 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.

### 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.

**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

## 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.

## Bathroom Surface Mounted Fixture & Hardware Removal

**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- Discard

**Shower Door/Enclosure:** Remove the existing shower door and salvage for reinstallation

**Exhaust Fan-** Remove the existing exhaust fan unit

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

## Bathroom Built-in Fixtures Removal

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

**Shower Base-Fiberglass:** 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.

## Electrical Demolition

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

## Structural Demolition

## Framing

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

## HVAC

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

## Plumbing-Rough in

**Use Existing Ground Rough-** The under-slab ground rough-in plumbing drains and vents are existing. Utilize the existing piping and set fixtures at their roughed in locations.

### Shower

**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.

**Whirlpool Tub Faucet-** Determine mounting location, drill tub deck, set valve assembly, connect to the water piping, install valve handles and spout. Note: please verify the location of the valve placement. Once the holes are drilled, the location becomes permanent.

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

### Bathroom Electrical Items

#### 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.

## 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

**Wall Patch-** Install sheetrock and finish smooth to the adjoining wall surface. Sand, ready for primer

### Drywall Texture Finish

**None-** Ceiling or wall texture has not been proposed

## Cabinets & Vanity's

**None-** Cabinet work has not been proposed

## 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

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

**Base Shoe Reinstallation-** Reinstall the original base shoe

### Tiffany Shower Components

**Wall Panel Installation-** Install the customs sized Tiffany wall panels. Apply mastic, cut, fit and hang the wall panels proposed

**Wall Panel Trim-** Install the Tiffany corner molding

**Shower Base-** Set and connect the proposed Tiffany shower base

## Flooring

**None Proposed-** Flooring preparation and installation work- has not been proposed

## Painting

**None Proposed- Painting,** preparation, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in GCS proposal, it should be done as not to interfere with the completion of work in this proposal. Painting of the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. If the project is stopped for work to be done by others, a remobilization fee will be charged.

## Finish Plumbing

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

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

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

**Handheld Shower Assembly-** Mount holder bracket and connect a hand held 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  
**None-** Electrical fixtures and device installation has not been proposed.

**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).

## Hardware Installation

### Shower Enclosure's & Doors

**Shower Door & Enclosure by Glass Shop-** Provided and installed by others, 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**

**Pick-up Truck Hauling-** Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.

**Clean Up:** Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR  
SHOWER & TUB PROJECT AS LISTED ABOVE:  
\$11,336.00 - \$15,588.00**

## Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected & Provided Items**. To accommodate the variety of selections for the Bathroom components, we are inserting minimum estimated valuations for each of the below listed components. Upon making your final selections, please purchase the items and arrange for delivery to the job site, or optionally ask that GCS add these to our contract at an additional charge. The cost of the Fixtures & Finishes is separate from the Contractors Work listed in the Project Proposal. The dollar amounts shown are examples. Your final selections may be more or less. It is your choice what fixtures and finishes you select and the price you pay. Please use the following as an aid for your selection and shopping purposes. Note: Actual quantities may vary.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
<b>Sink</b>						
Vanity & Top	Vanity & Top Combo	Pre manufactured	Ea.	1	599.00	599.00
Mirror		Surface Mounted	Ea.	2	60.00	120.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
<b>Bath Tub</b>						
Tub Faucet				1	189.00	189.00
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
<b>Glass &amp; Glazing</b>						
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
<b>Toilet</b>						
Toilet		Per your selection	Ea.	1	129.00	129.00
<b>Ventilation</b>						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
<b>Bathroom Fixtures &amp; Finishes estimated before tax</b>					<b>\$</b>	<b>2394.00</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-** 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 approximately 6 weeks for new project startups. The actual completion 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 **Master Bathroom** remodel project.

SINCERELY

*Alejandro Franco*

ALEJANDRO FRANCO  
Sales Representative  
GERCKEN CONSTRUCTION SERVICES LLC.  
A dba of GERCKEN COMPANY LLC.

