



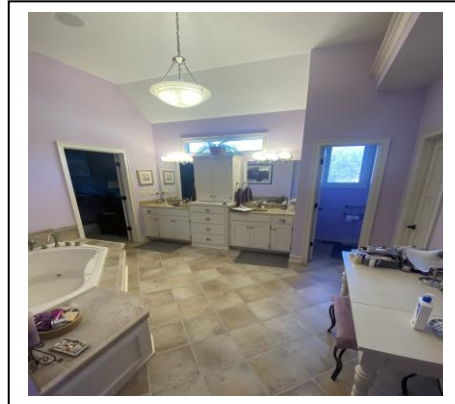
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April 30, 2024



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.

Please see the details as follows:

SCOPE OF WORK: DEMO Master Bathroom: Jacuzzi Tub, Motor, Faucets, Electrical & Wall Tile; Shower Base & Bench Seat, Shower Walls, Shower Ceiling (leave 2 Lights & Fan); 2 Shower Faucets; Shower Door (we will try and Salvage); 2 Vanity Tops; Tile Floor & Base Trim.

REPLACE WITH INSTALLING NEW: Custom Shower with Zero Entry Tile Base & Tile Ceiling; Tiffany Grout less Walls & Tiffany Accent Stripe; Tiffany Corner Seat in Southeast Corner; Tiffany Niche; Tiffany Corner Trim; 2 Shower Valves on opposite Walls & 2 Showerheads (1 with Handheld Unit on East Wall); Diverter Valve on East Wall; Glass Shower Door (if we can't reuse current door); 2 Tiffany Vanity Tops; Add 4 outlets near Makeup Vanity where Jacuzzi was; 2 Sink Faucets; Heated Tile Floor; reset Stool; Reset Base Trim. Add Base Trim where Tub was located. Add 2 Grab Bars in Shower.

Initials: _____

Permits & Licenses

Building Permits

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

Demolition Scope of Work: Demo - Master Bathroom: Jacuzzi Tub, Motor, Faucet, Electrical & Wall Tile; Shower Base & Bench Seat, Shower Walls, Shower Ceiling; Shower Ceiling (leave 2 Lights & Fan); 2 Shower Faucets; Shower Door; 2 Vanity Tops; Heated Tile Floor with Controller; Reset Base Trim and Install new Base Trim where Jacuzzi was.

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.

Replace Water Shut-Off- 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..

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal

2 Sink Faucets- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top. Save for Customer to reuse.

2 Vanity Sink Tops- Remove the existing sink tops

Stool: Disconnect, detach, and remove the stool- Salvage for Reusage.

Shower Door: Remove the existing shower door and save for customer to reuse if applicable.

Millwork-Doors & Trim Removal

Baseboard-Remove the existing baseboard.

Bathroom Surfaces Removal

Wall Finish around Shower - Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Wall Finish around Tub- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Initials: _____

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.

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

Bathroom Built-in Fixtures Removal

2 Shower Faucets & Valves: Remove the existing faucet and cap off water lines or prep for new faucet & Valve.

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 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.

Electrical Demolition

Electrical Devices & Wiring Demolition- Detach the electrical components in the Jacuzzi Tub.

Flooring Removal

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

Framing

Bathroom Framing

Shower Corner Seat: Frame a shower seat per the proposed layout. Prep for tile.

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.

2 Grab Bars Blocking, (Already Exposed Framing): When the fixture location is determined ahead of time and if the wall framing cavities are exposed, we will install wood blocking to mount the 2 Grab Bars.

G2 Niche - Wall Cavity Recess: Utilize an existing stud cavity as much as possible and frame in a single niche recess approx. 14" x 16" in height.

Windows - None

HVAC -No work has been proposed.

Plumbing-Rough in

Initials: _____

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

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect it to the existing drain.

Hydro Block Shower Base

Hydro Block Shower Base Flush Entry w/ Strip Drain- Place the shower base per the proposed plan and provide the linear strip drain connected to the existing plumbing.

Water Supply Piping and Fixtures

2 Shower Faucets mounted on East & West Walls: Mount the valve assemblies, shower head adapters, and connect to the water piping. Install trim kits to include the valve cores, handles, cover plates, and shower heads.

Linda's Diverter Valve on East Wall- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

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

Electrical Scope of Work-Run 110V to Linda's Makeup Area. Install 4 plug GFI Outlet box & Outlet

Lighting Electrical

2 Electrical boxes- Install 2 electrical boxes rated to accommodate 2 outlets

110v Power Receptacles

Bathroom Electrical Items

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.

Electric Panel Circuits

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

Insulation

None Proposed- Insulation work has not been identified or proposed.

Drywall

Scope: The drywall is proposed to put Sheetrock in Shower, including Ceiling and where Jacuzzi Tub Tile was.

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.

Initials: _____

Drywall Texture Finish

None- Wall texture has not been proposed

Vanity

None- Cabinet work has not been proposed

Sink Top(s)

Set 2 Tiffany Sink Tops - 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 Reinstallation- Reinstall the original baseboard to the existing walls.

Baseboard New - Install Baseboard similar to current Jam Stock with Back Bend on Top.

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.

Shower Ceiling - Install Backing Board & Tile to Shower Ceiling Tile -

Tiffany Shower Walls

Waterproofing Walls, Ceiling & Base- Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the shower.

Tiffany Shower Components on 3 Walls

Wall & Ceiling 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

Wall Niche- Install the Tiffany recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location

Corner seat - Wrap the Corner Seat with Tiffany.

Crown Trim- Cut, fit and fasten the Tiffany crown trim into place

Flooring

Ceramic Flooring

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

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 are additional.

Initials: _____

2 Sink Faucets: Provide the labor and plumbing fittings to install a sink faucet and pop-up drain

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

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

Toilet Reinstallation: 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 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

2 Receptacles by Makeup Vanity- Install the 110v outlets and covers- Standard white color with plastic face plate covers.

GFCI Receptacle- 4 Plug ins for makeup area

Grab Bar - Surface mount the proposed grab bar at the determined locations. Note, if the location are 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

Shower Door - To be installed by manufacturer

Paint - Not included

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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.

**TOTAL ESTIMATED CONTRACTOR'S WORK
FOR MASTER BATHROOM PROPOSAL
AS OUTLINED ABOVE:
\$29,768.00 - \$40,931.00**

Initials: _____

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
Sink						
2 Sink Faucets			Ea.	2	160.00	320.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	43	5.00	215.00
Shower Ceiling Tile	Small Mosaic Tile		Sq Ft	43	5.00	215.00
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. If you also want a Handheld Unit for Linda, add a Diverter	Ea.	2	200.00	400.00
Glass & Glazing (if applicable)						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door	Ea.	1	800.00	800.00
Flooring						
Heated Floor	Controller	Included in Contractor's Price				
Tile Flooring			Sq Ft	200	4.29	858.00
Thinset		50 lb bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	3	39.99	119.97
Grout		Unsanded	25 lb. bag	3	18.99	56.97
Color Match Caulk		Tubes	2	6	4.99	29.94

Bathroom Fixtures & Finishes estimated before tax \$ 3,014.88

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!

Initials: _____

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). See our website for convenient online invoiced payments. Whatever your financial needs are, we have a solution to get your project started! Just let us know how we can help.

This Proposal is valid for 60 days.

Project Commencement- We typically run 4-6 weeks for new project startups.

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

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.