



## GERCKEN COMPANY LLC.

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**Friday, September 13, 2024**

### **RE: Bathroom Remodel**

Replace shower. Remove jacuzzi tub & replace w/ walk-in tub. Replace toilet, large double sink vanity, and some of floor damaged by leaking shower, add new floor covering, and paint walls.

Thank you for inquiring about the **Bathroom Remodel** 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: Remodel Master bath: Repair subfloor damage around shower from leaking; Replace whirlpool tub with Walk in Tub that faces South; Replace shower with new concrete base Shower with Onyx Walls and fold down seat; new Vanity & Top, new Waterproof Interlocking Laminate Flooring with wood look, Tile wall behind Walk in Tub with Onyx; Install 2 Grab Bars horizontally.

### **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

**Demolition Scope of Work: Demo Shower, whirlpool tub, flooring, vanity & top**

### 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

**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)-** *Stays intact*

**Mirror(s)-** *Stays intact*

**Towel Bars-** *Stays intact*

**Toilet Paper Rack-** *Stays intact*

**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.*

### Bathroom Demolition

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

**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

**Tub & Shower Faucet-** Remove the existing tub/shower faucet and cap the water supply lines.

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

**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.

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

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

**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.

**Vinyl or Glue Down Flooring-** Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

## Framing

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

### Bathroom Framing

**Shower Enclosure:** Fabricate wood frame wall enclosure to accommodate the proposed shower.

**Shower Curb-** Fabricate the shower curb to accommodate the concrete shower pan.

**FOLD DOWN Shower Seat:** Frame a shower seat per the proposed layout. Prep for tile.

### FRAME IN WALK IN TUB

**Sub Floor Repair-** cut out the identified area of sub floor and install the new sheeting.

**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.

**INSTALL 2 HORIZONTAL GRAB BARS -** 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.

## Windows

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

## HVAC

HVAC work has not been proposed

## Plumbing-Rough in

**None-Plumbing Work** -has not been anticipated or proposed.

### Ground Rough

**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

#### 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.

#### Tub Fixture

**Walk-in Tub-** Install the drain waste and overflow and set a fiberglass whirlpool tub unit into an existing framed enclosure. Note: See electrical and water portion of this proposal for these details.

**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.

## Electrical Rough-in

**Whirlpool Tub Electrical Connection-** Connect the proposed whirlpool tub to the existing power circuit serving the bathroom GFCI outlet. Note: if a new home run circuit is required, a supplement to this proposal will be required.

## 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

**Tile Backing Board-** Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

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

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

## 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.

**FOLD DOWN Seat Installation-**

**Tub Ceramic Tile**

## Onyx Shower Components

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

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

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

## **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 \_\_\_ 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, 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

**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)**

**Shower Door Installation-** Provide the labor to install a premanufactured compatible shower door fitted for the proposed opening. To include cutting the provided metal frame and mounting components, fastening in place, hanging the door(s), adjusting for alignment and caulking.

## **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.

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**ESTIMATED TOTAL CONTRACTOR'S WORK FOR  
BATHROOM PROJECT AS LISTED ABOVE:  
\$15,928.00 - \$21,901.00**

**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 likely have a solution to get your project started! Just let us know how we can help.

**Project Commencement-** We typically run 4-6 weeks for new project startups. The typical duration of a bathroom project is approx. 18+ 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 **Bathroom Remodel** project.

SINCERELY

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

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