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RE: Master Bathroom

Remove whirlpool tub and build walk-in shower, update bathroom. Age in place

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- Master Bath

- Scope: Remove the existing whirlpool tub, shower, vanity, sink top, sink light, wallpaper, flooring, baseboard, build a new walk-in shower, new ceramic tile installation, set vanity, sink top, faucets, salvage and reset sink mirror.

Preliminary Requirements

Conceptual Plan: We will provide a conceptual drawing or description of the project.

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 permit 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 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.

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.

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

Tub 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

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

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

Wallpaper- Remove to expose drywall surface. Note: If the paper will not readily delaminate from the wallboard, we will provide a supplement to this proposal. The additional work may include extended man hours for removal of the wallpaper, repairing and restoring the entire wall surface, or removing the drywall entirely and replacing with new. If wallpaper work is chosen, please verify that the extensiveness of the wallpaper removal labor and surface restoration that you anticipate is proposed.

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.

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

Framing

Bathroom Framing

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

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

Top Rough Plumbing

Fixture Relocation: Open the wood sub floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

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.

Water Supply Piping and Fixtures

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, and shower head.

Shower Seat Spray Faucet: Mount the valve assembly and spray wand assembly and connect to the new water piping.

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

Electrical Rough-in

Sink Light Box Relocation- Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair 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

Existing Walls (no ceiling) Fill & Finish: Prepare the existing walls smooth ready for paint.

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

None Proposed- new or replacement millwork, doors, trim, base or base shoe has not been proposed.

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.

Ceramic Wall Tile

Shower Walls

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area. Please provide the tile, mastic, grout and color matching caulk of your choosing. Note: Standard parallel installation of full-size tile (6 x 8" through 12x 24" tiles). Diagonal, accents, small tiles (mosaic, tiles under 6" x 8") other tiles or products, special patterns and installation require additional installation labor and cost. We will provide a product list for your shopping convenience.

Tile to The Ceiling- The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall (to the ceiling)

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Double Niche Tile- Install selected tile to the back, face and shelf of the double niche. Accommodates either a manufactured or a tile fabricated shelf.

Corner Seat Installation- Composite of metal sub frame placement

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Flooring

Ceramic Flooring

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 additional.

Bathroom Baseboard: Install ceramic tile in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge or cut tile that is caulked on the top edge.

Painting

Interior Painting

Ceiling: Paint the ceiling with interior latex flat white paint to the finished ceiling.

Door & Trim Painting/Finishing

None- Door and trim painting has not been proposed

Cabinet Painting & Finishing

None Proposed- It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

Wall Painting

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

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.

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

Light Fixture(s)- Install the surface mounted fixture compatible with the existing electrical box and wiring.

Hardware Installation

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

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 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.

Heated Floor Installation Option

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.

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

Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR MASTER BATHROOM PROJECT
WITH HEATED FLOOR AS LISTED ABOVE:
\$16,180.00 - \$22,247.00**

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

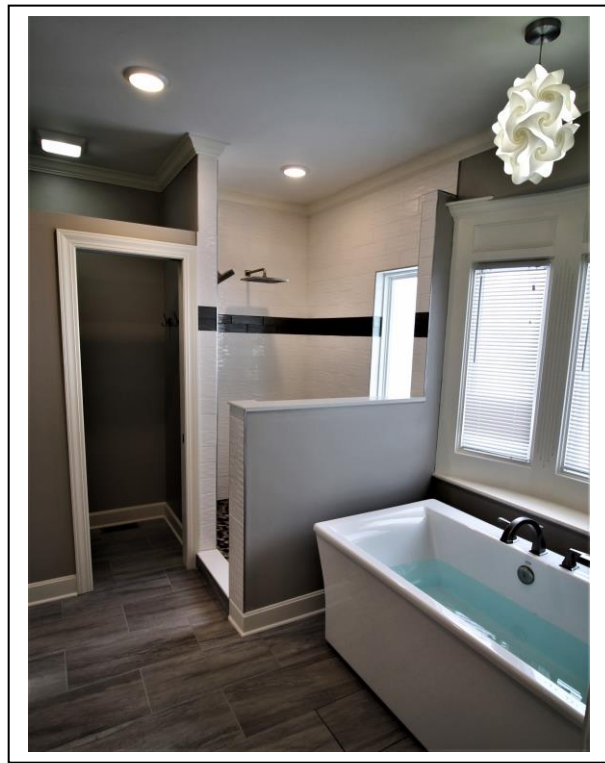
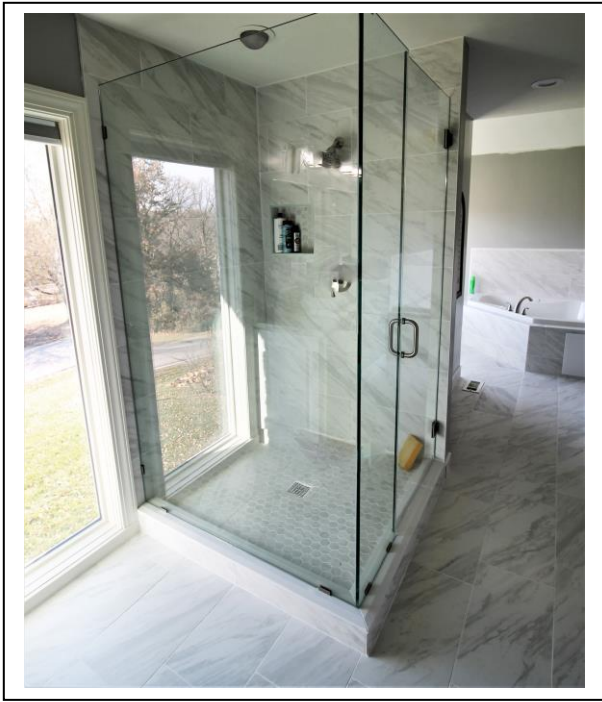
- Vanity
- Sink Faucet(s)
- Toilet and Seat
- Shower Faucet(s)
- Accessory racks, towel bars, toilet paper holder and if used, provide the backing board
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Electric Floor Heating-mat and controller
- Hardware, locks, pulls, racks and decorative hardware's.
- Faucet(s)- For kitchen sink and beverage sink
- Lighting and Light Fixtures
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout
- Shower Door or Enclosure

Master Bathroom Fixtures and Finishes Purchasing Guide

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Sink Top	Top	Premanufactured	Ea.	1	1500.00	1500.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Shower Only						
Base	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq. Ft	52	3.49	182.61
Faucet(s)			Ea.	2	160.00	320.00
Walls	Ceramic Tile		Sq. Ft	178	2.49	442.22
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	3	37.50	112.50
	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.	Ln Ft	27	2.00	54.40
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	46	1.50	68.55
	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	1/2 wall glass	30" x 42" (verify before purchasing)	Ea.	1	300.00	300.00
Grab Bars	Surface Mounted Bar(s)		Ea.	1	49.00	49.00
Flooring						
Heated Floor	30" wide mat	110V	Ln Ft	20	20.00	400.00
	Controller	110v	Ea.	1	177.00	177.00
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						
Locksets for doors		Knob and Pocket types	Ea.	1	24.00	24.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Grab Bar	In Shower or Toilet area	24-48" per your selection	Ea.	1	49.00	49.00

Estimated Totals Before Tax \$ 3215.17



A couple of pictures of other projects with similar features. The shower above left has the shower base with curb, similar to what yours will be built like, (different layout though) The picture above right has the extended shower head and the longer plank ceramic tile flooring.

We are running 4-6 weeks on new project starts up and typical Master Bathroom projects like yours take about 15-18 working days.

Typical Payment Terms

Payment Terms	19466.67
Contract Signing Deposit	3893.33
Start of Plumbing	4866.67
Start of Drywall	4866.67
Start of Tile Installation	3893.33
Completion	1946.67
Total \$	19466.67

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

SINCERELY

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