



GERCKEN COMPANY LLC.

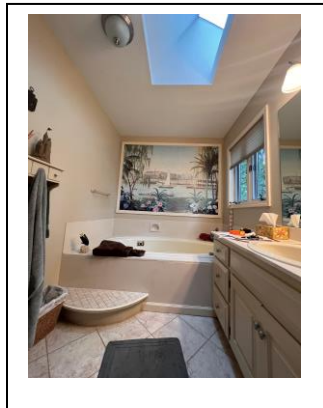
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Thank you for inquiring about the **MASTER BATHROOM** work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.



1. Demolition Phase:

- Carefully remove and off-site disposal of sink light, mirror, towel bar, sink faucet, vanity, stool, shower enclosure, baseboard, base shoe.
- Remove sheet rock as needed to carefully take picture down
- Dismantle and remove shower faucet, shower base, shower walls, whirlpool tub, and ceramic flooring.

2. Framing Phase:

- Construct a new shower enclosure, including a shower curb and a comfortable shower seat.
- Install a niche for convenient storage.
- Incorporate four essential accessories: grab bar, towel bar, towel ring, and toilet paper holder.

3. Plumbing Phase:

- Relocate the sink drain and the drain for the new free-standing tub to optimize plumbing layout.
- Create a concrete base for the new shower, ensuring a durable foundation.
- Provide water supply connections for the new vanity and free-standing tub.
- Install a new shower faucet and a floor-mounted tub filler for enhanced functionality.

4. Electrical Phase:

- Install two new sink lights to illuminate the vanity area.
- Relocate and install GFI outlet to the new vanity location for improved electrical accessibility.

5. Drywall Phase:

- Repair and patch the wall where the painting was removed, ensuring a smooth and seamless finish.

6. Millwork Phase:

- Reinstall existing baseboard and provide new base shoe to maintain a polished appearance.

7. Fixtures and Finishes Phase:

- Tile the shower base, shower walls, and bathroom floor to create a cohesive and visually appealing design.
- Implement waterproofing measures for the shower area.
- Integrate a corner tile seat and a tile niche for practicality and aesthetics.
- Install backing board as needed for structural support.
- Integrate trim elements, including sink faucets, vanity, shower faucet trim, and toilet.
- Reinstall the toilet for improved functionality.
- Install two sink lights and two mirrors to enhance lighting and aesthetics.
- Incorporate essential accessories: towel bar, towel ring, grab bar, and toilet paper holder.

8. Clean Up Disposal:

- Thoroughly remove construction debris and ensure a clean and safe environment.
- Conduct a final sweep of the floor and perform comprehensive cleanup upon project completion.

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 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.

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)-

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- **Salvage for Reusage.**

Shower Door/Enclosure: Remove the existing shower door and **discard.**

Exhaust Fan & Light- **None- Stays intact**

Millwork-Doors & Trim Removal

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.

Bathroom Surfaces Removal

Remove painting from Wall- Remove the existing sheetrock (picture) from the proposed wall area(s) to expose the framed structure. Saving picture

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.

Shower Walls: 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 Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

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.

Flooring Removal

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

Framing

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.

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

Grab Bar, Towel Bar, Accessory and Holder 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 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.

HVAC

HVAC work has not been proposed

Plumbing-Rough in

Fixture Relocation

Sink Drain Relocation- Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

Bathtub Drain Relocation- Open the floor to relocate the bathtub drain. Connect to the existing drain piping.

Shower

Concrete Shower Base

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

Free Standing 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.

Water Supply Piping and Fixtures

Sink Water Supply Relocations

Bathtub Water Supply

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.

Floor Mounted Tub Filler Faucet- Extend the underfloor water piping to the proposed location. Install faucet mounting plate/bracket, stub for setting of the faucet after finished flooring is installed.

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

Electrical Rough-in

Note- Standard Devices-Electrical devices such as switches, outlets, cover plates and related components are standard grade, white. Special components such as paddle switches, décor outlets, décor switches, colored devices other than white are available upgrades, not included in the standard proposal.

Lighting Electrical

110v Power Receptacles

Electrical Outlet Modification- Open up the existing electrical outlets to modify the wiring to feed additional outlet or other electrical components.

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a 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

Review the Existing Wiring- Tie the existing electrical boxes together and secure the wiring. This portion assumes all wiring in place will be usable and that power is fed to the circuits and the breakers are in the panel. If additional electrical is required, an additional charge will apply.

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 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.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

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

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

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

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.

Ceramic Wall Tile

Shower Walls

Waterproofing Walls & Base- Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

Tub & 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 up to 80" in height (see option for tiling the wall to the ceiling). 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.

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

Corner Seat Installation- Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fills the corner bench stainless steel frame and finish ready for ceramic tile installation.

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 are additional.

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 so 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.

Tub Faucet Trim Installation- Install the Tub trim, including the handle(s), escutcheons, and tub spout.

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 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.

Hardware Installation

Towel Bars- Mount towel bar(s) 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 in to the drywall.

Towel Ring- Mount towel ring where indicated.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts in to the drywall. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

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 fanned wall, we will install blocking to accommodate the grab bar anchoring.

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.

**TOTAL ESTIMATED CONTRACTOR'S WORK
FOR MASTER BATHROOM PROJECT
AS LISTED ABOVE:
\$25,766.00 - \$35,428.00**

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	Total Cost Est
Sink					
Vanity & Top	Vanity & Top Combo	Pre manufactured	Ea.	1	839.00
Mirror		Surface Mounted	Ea.	2	100.00
Sink Faucet(s)			Ea.	2	240.00
Sink Light Fixture(s)			Ea.	2	78.00
Bath Tub					
Free Standing Tub				1	650.00
Tub Faucet				1	189.00
Shower					
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	20	69.80
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	106	262.94
	Mastic	50 lb bag VersaBond White Thinset mortar tile adhesive for floors and larger wall tile, Reliabond 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea.	2	75.00

	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.	Ln Ft	12	24.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	45.30
	Grout 25 lb. bag	color select	Bag	2	50.00
	Color Match Caulking	color select	Ea.	4	23.96
Glass & Glazing					
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
Flooring					
Ceramic Tile			Sq Ft	61	153.00
Mastic		50 lb bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	2	79.98
Grout		Unsanded	25 lb. bag	2	37.98
Color Match Caulk		Tubes	2	2	9.98
Transition Strips		if needed	Ea.	2	58.00
Toilet					
Toilet		Per your selection	Ea.	1	129.00
Toilet Seat			Ea.	1	29.00
Hardware					
Towel Rings			Ea.	1	20.00
Towel Bars			Ea.	1	29.00
Toilet Paper Holder			Ea.	1	18.00
Grab Bar	In Shower or Toilet area	24-48" per your selection	Ea.	1	49.00
Bathroom Fixtures & Finishes estimated before tax \$					4219.94
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.

