



GERCKEN COMPANY LLC.

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Thank you for inquiring about the Master Bathroom Shower 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 confirm that I have proposed what you would like to have done.

Please see the details as follows:

Scope of Work- Tear out: old Tub; Wall Tile; Shower Doors; Shower Valve, Showerhead & Supply Lines. Remove Popcorn Ceiling.

INSTALL NEW: Tiffany Grout less 4" Shower Base; Tiffany Grout less Walls, Shampoo Niche, Bench Seat & Trim; Shower Valve with Diverter Valve; Showerhead with handheld Unit; Grab Bar on South Wall; Shower Doors. Finish Ceiling Smooth.

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, so 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: Tear out: old Tub; Wall Tile; Shower Doors; Shower Valve, Showerhead & Supply Lines; Popcorn Ceiling.

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

Ceiling Texture Removal- Scrape the existing ceiling texture to expose the surface below. Note: in some instances, the texture will not come off and other means may be required.

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

Bathroom Built-in Fixtures Removal

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

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

Bathroom Framing

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

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.

Plumbing-Rough in

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

Water Supply Piping and Fixtures

Shower Faucet: Mount the valve assembly that you purchase, shower head adapter, and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Diverter Valve- 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.

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

Drywall

Drywall Demolition- Remove the existing sheetrock from the proposed areas to expose the framed structure.

Ceiling Trowel Smooth- Apply joint compound to the existing ceiling texture and make trowel smooth. Sand smooth ready for primer or paint.

Tiffany Shower Components

Wall Panel Installation- Install the custom 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

Bench Seat- Set and connect the proposed Tiffany Bench Seat

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

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.

Hardware Installation

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

Shower Enclosure's & Doors

Shower Door Provide and Install- Provide a "Barn Door Type" Top Mounted shower door installed in the prepared opening.

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damage to the existing lawn, landscaping, drives or walks could occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed, or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

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 and sweep the floor.

**TOTAL CONTRACTOR'S WORK FOR THE
MASTER BATHROOM SHOWER PROJECT
AS DESCRIBED ABOVE
(LESS 1ST RESPONDER DISCOUNT):
\$10,000.00- \$13,750.00.**

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). 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.

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 Shower project.

SINCERELY



RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

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