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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.

Please see the details as follows:

Scope of Work- Remodel master Bathroom to include Demo: Jacuzzi Tub; Cap Water; Shower Unit, Shower Valve, Shower Door; Stool; Vent Fan; Tub Light; Tile Flooring; Vanity Top & 2 Faucets.

REPLACE WITH INSTALLING NEW: Custom Walk-In Shower with Tiffany Base, Tiffany Walls to the Ceiling, Tiffany Shampoo G2 Niche, Shower Valve & Showerhead, Shower Door; LVT Flooring; Tiffany Vanity Top & 2 Single Handle Faucets; 2 Vent Fans/LED Lights; Stool; Toilet Paper Holder. LED Stool Room light that we furnish.

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: Jacuzzi Tub; Cap Water; Shower Unit, Shower Valve, Shower Door; Stool; Vent Fan; Tub Light; Tile Flooring; Vanity Top & 2 Faucets.

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) for Toilet- 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

Toilet Paper Rack- Remove the toilet paper holder

2 Sink Faucets- 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

Stool: Disconnect, detach, and remove the stool and discard

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

Exhaust Fan- Remove the existing exhaust fan unit

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

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 Unit: Remove the existing fiberglass Shower Unit 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.

General Demolition

Electrical Demolition

Light Fixture- Remove the existing surface mounted light fixture. Move Light and mounting box.

HVAC Demolition

Exhaust Fan- Remove the existing exhaust fan or fan and light. Detach the electrical and vent duct.

Flooring Removal

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

None Proposed- Framing, carpentry and structural modifications have not been proposed.

Bathroom Framing

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 sheathing to the existing floor joist.

Future Fold Down Teak Seat 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 in case you want to mount a Fold Down Teak seat in the future.

G2 Shampoo 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: Window removal, replacement or modification has not been proposed.

2 Exhaust Vents- Install 2 New- Install an exhaust duct between the proposed vent fan and the exterior. Note: Typically requires attic access or framed cavities to be exposed.

Install 2 Exhaust Fan/LED Lights that you furnish in Stool Room. Install Exhaust Fan/LED Light that you furnish. Tie both Exhaust Fan/LED Lights and vent both to outside air.

Plumbing-Rough in

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

Fixture Relocation

Toilet Drain Relocation- Install new stool flange to approx. 15" from the outside wall.

Shower Drain Relocation- Open the floor to relocate the shower drain. Connect to the existing drain.

Shower

Tiffany Shower Base

Shower Base w/ Standard Curb- Furnish, Set, and connect the proposed Tiffany shower base. Stand curb height approx. 2"

Water Supply Piping and Fixtures

Toilet Water Supply Relocation

Shower Water Supply Relocation

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

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

Electrical Rough-in

Electrical Scope of Work- Remove the existing light fixture and exhaust fan. Relocate both and mount new ones.

Lighting Electrical

Light box- Install electrical box rated to accommodate a surface mounted light fixture

LED Disc Light- NeXT wave or equiv. 15w LED fixture

2 Exhaust Fan & Light Units- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

Ventilation Electrical

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

Drywall

Scope: The drywall is proposed to patch ceiling after relocating Light & Vent Fan. Repair as needed from Shower removal & Tub Removal.

Ceiling Texture Stays Intact- Do not remove the existing ceiling texture, it stays intact. Patch as needed.

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.

Wall Spot Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Tiffany Sink Top

Furnish and Set Sink Top- Set and secure a Tiffany Sink Top to the existing vanity. To include side and back splash blocks

Baseboard Supply New- As needed, provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or newly proposed.

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

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

Tiffany Shower Components

Wall 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

Shower Base- Furnish, Set, and connect the proposed Tiffany approx. 2" shower base

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, 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

2 Sink Faucets: Provide the labor and plumbing fittings to install 2 sink faucets and pop-up drains

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 Installation: Provide the labor to install a standard floor mounted stool to an new 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

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

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

Towel Bars- Mount towel bar 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 into the drywall.

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 into the drywall. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

Fold Down Teak Wood Seat- We will mount bracing for if you decide in the future to add fold down seat. You must give us dimensions so we can do bracing.

Shower Enclosure's & Doors

Shower Door by Glass Shop- Provided and installed by others, has not been proposed

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.

Dump Bed Trailer- On Site for Trash hauling.

Clean Up – Sweep up work site daily

**TOTAL CONTRACTOR'S WORK
FOR THE MASTER BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$18,718.00 - \$25,736.00**

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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink Faucet(s)	Single Handle		Ea.	2	120.00	240.00
Shower						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	1000.00	1000.00
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	92	4.00	368.00
Toilet						
Toilet		Per your selection	Ea.	1	169.00	169.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	2	80.00	160.00
Towel Bars			Ea.	1	30.00	30.00
Toilet Paper	Holder		Ea.	1	20.00	20.00

Bathroom Fixtures & Finishes estimated before tax \$ 2,096.00

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!

Total Contractors Work for Master Bathroom Project as Listed Above \$23,397.00

Bathroom Fixtures & Finishes estimated before tax \$ 2,096.00

Total Project with Estimated Fixtures & Finishes \$25,493.00

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 Bathroom** project.

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.