



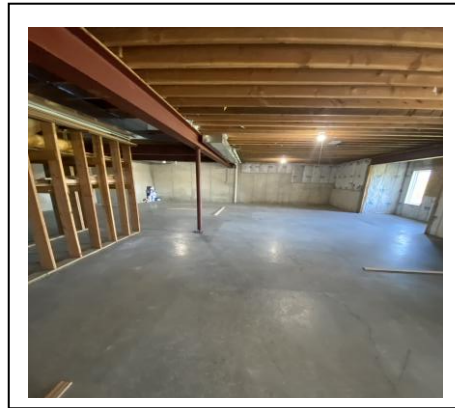
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April 25, 2024



I have enclosed the **CHANGE ORDERS** from our revised Proposal. 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:

MAIN FLOOR BATHROOM REMODEL –

**1. Scope of Work- MAIN FLOOR BATHROOM REMODEL
DEMO: Jacuzzi Tub; Electrical Connection; Shower Base,
Shower Valve & Showerhead, Shower Door/Glass; Tile
Flooring; Vanity, Vanity Top & Faucet.**

**REPLACE WITH INSTALLING NEW: All Tile Custom
Walk-In Shower with 1/2 Wall with Glass on top, Shower
Valve, Showerhead, Tile Base & Walls, Shampoo Niche;
Free Standing Tub, Faucet & relocated drain; Vanity,
Vanity Top & Faucet; LVT Flooring (he already has).**

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.

Demolition

Demolition Scope of Work: Demo: Jacuzzi Tub; Electrical Connection; Shower Base, Shower Valve & Showerhead, Shower Door/Glass; Tile Flooring; Vanity, Vanity Top & Faucet.

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.

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top. Save for Customer to reuse.

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

Stool: Disconnect, detach, and remove the stool- Salvage for Reusage.

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

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

Bathroom Built-in Fixtures Removal

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

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.

Electrical Demolition

Light Fixtures- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

HVAC Demolition

None- Duct work demolition has not been anticipated or proposed.

Structural Demolition

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

Flooring Removal

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

Framing

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

Remodeling Structural Modifications

Bathroom Framing

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

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.

Plumbing-Rough in

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

Fixture Relocation

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

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

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

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set it into position. Connect the trap and drain. Set the tub and shell into position and secure.

Water Supply Piping and Fixtures

Bathtub Water Supply Relocation

Shower Water Supply Relocation

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 Tub Faucet and drain.

Electrical Rough-in

None Proposed- Electrical rough-in modifications have not been proposed

Switches- Switching

None- Installation of new, or modification of the existing electrical switches has not been proposed.

110v Power Receptacles

None- Electrical outlet installation or modification of the existing has not been proposed.

Ventilation Electrical

None Proposed- Installation or modification of the Exhaust system has not been proposed

Electric Panel Circuits

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

Scope: The drywall is proposed to build 1/2 Wall between Shower & Tub

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

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

Drywall: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for paint.

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.

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

Vanity- 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

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- If required, 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.

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area.

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.

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

Sink Faucet: Provide the labor and plumbing fittings to install a 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.

Toilet Reinstallation: 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- Install the surface mounted fixture compatible with the new electrical box and wiring.

Shower Enclosure's & Doors

Shower Door & Glass- To be installed by manufacturer

Mirror- Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

Dump Bed Trailer- On Site for Trash hauling

Clean Up: Remove all construction debris from the job site and sweep the floor.

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						
Vanity & Top	Combo	Premanufactured	Ea.	1	900.00	900.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet(s)			Ea.	1	150.00	150.00
Sink Light Fixture			Ea.	1	39.00	39.00
Bathtub						
Free Standing Tub				1	400.00	400.00
Shower Faucet				1	159.00	159.00
Waste & Overflow				1	39.00	39.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	24	3.49	83.76
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	130	2.49	323.70
	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	37.50	75.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	20	1.50	30.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
Caulking	Color Match	color select	Ea.	4	8.99	35.96

Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	1200.00	1200.00
Flooring						
LVT Flooring	YOU HAVE		Sq Ft			
Bathroom Fixtures & Finishes estimated before tax \$ 3,695.42						
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!						



Other Scopes of Work:

2. **LIVING ROOM:** After removing Fireplace Mantel & Tile, we will Install Cabinets & Shelves (that Owner furnishes) on each side of the Fireplace. We will install Wood Wall Covering (that Owner furnishes) the width of the Fireplace to the Ceiling.

Other Scopes of Work:

3. **UPSTAIRS MASTER BATHROOM:**
Plumbing – Rough In
Free Standing Tub – Install the Tub, Waste & Overflow that you provide to the Unit and set into position. Connect to the newly installed trap & Drain. Set the Tub into position and secure.

Other Scopes of Work:

4. **CHANGE OUT 23 EXTRA CAN LIGHTS IN ENTIRE HOUSE AND INSTALL FLUSH MOUNTED LED LIGHTS:**

Ceiling Light Fixtures – Install Flush Mounted LED into all Ceiling Mounted Fixtures in the House.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR THE
CHANGE ORDERS AS LISTED ABOVE:
\$19,732.00 - \$27,121.00**

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.

This Proposal is valid for 30 days.

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 project.

SINCERELY

Ric Lutz

**RIC LUTZ
Sales Manager**

GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.