



## GERCKEN COMPANY LLC.

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May 19, 2024



Thank you for inquiring about the work on the Bathrooms 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 Blue Bathroom to include Removing Bathtub Unit, Tub/Shower Valve, Showerhead; Relocate Drain for 32" Tub.**

**REPLACE WITH FURNISHING AND INSTALLING NEW: Tub; Custom Tiffany Grout less Walls, Corner Trim, Shampoo Niche. Install new Tub/Shower Faucet & Valve (you provide).**

### 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 - Bathtub Unit, Tub/Shower Valve, Showerhead; Relocate Drain for 32" Tub.**

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## Plumbing Demolition

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**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.

**Replace Water Shut-Off -** 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.

## Bath Demolition

### Bathroom Built-in Fixtures Removal

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

**Bathtub/Shower Unit-** Detach the drain waste & overflow, remove the tub and discard.

## Electrical Demolition - None

## HVAC Demolition - None

## 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.

**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.

### Fixture Relocation

**Sink Drain Relocation for 42" Vanity-** 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.

### Tub Fixture

**Bathtub- Tub Only:** Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub into a prepared opening and connect the trap and drain. Tubs in excess of 100 lbs. may require additional labor and cost.

### Shower Water Supply Relocation

**Tub & 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, shower head, and tub spout.

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

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## Electrical Rough-in - None

### Tiffany Tub/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

## Flooring - None

### 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

**Tub & Shower Faucet Trim Installation-** Install the Tub & Shower trim, including the handle(s), escutcheons, shower head and tub spout.

**Shower Enclosure's, Doors, Mirror, Hardware, Electrical** None has been proposed.

### Job Clean Up & Disposal

**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 THE BLUE BATHROOM REMODEL PROJECT #1  
AS DESCRIBED ABOVE:  
\$8,120.00 - \$11,165.00**



**Scope of Work- Remodel Primary 1st Floor Bathroom to include removing: Shower Unit, Shower Door; Shower Valve & Showerhead.**

**REPLACE WITH FURNISHING AND INSTALLING NEW GOUTLESS: Shower Base, Walls, Shampoo Niche. Install new Shower Valve & Showerhead (you provide).**

## **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: Shower Base, Walls, Shower Valve & Showerhead**

### **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.

### **Bathroom Built-in Fixtures Removal**

**Shower Unit:** Detach the existing drain, remove the existing fiberglass shower, and discard.

## **Framing**

**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.

**HVAC** — No work has been proposed

## Plumbing-Rough in

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

### Shower

**Manufactured Shower Base-** Provide 1) white fiberglass shower base, 34" x 48", install the drain strainer assembly and connect to the existing drain piping.

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

## Drywall

**Scope:** The drywall is proposed to put backing board behind Tiffany Shower Walls.

### 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.

## Millwork- Doors & Trim – None proposed

### 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

## 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.

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**Electrical, Hardware Install, Shower Door, Electrical & Flooring - None**  
Proposed

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

**TOTAL ESTIMATED CONTRACTOR'S WORK FOR THE  
PRIMARY BATHROOM REMODEL PROJECT #2  
AS DESCRIBED ABOVE:  
\$7,061.00 - \$9,710.00**

**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 60 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 both of your projects.

SINCERELY

*Ric Lutz*

RIC LUTZ

Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

**TOTAL ESTIMATED CONTRACTOR'S WORK FOR  
BOTH PROJECTS AS DESCRIBED ABOVE:  
\$15,182.00 - \$20,964.00**

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