



GERCKEN COMPANY LLC.

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Thursday, August 7, 2025

RE: Commercial Bathroom Remodel x3

Please see the details as follows:

Scope of Work- Men's Plan A 3rd Floor

Scope: Update the bathrooms by replacing the sink tops, sink faucets, toilet partitions, toilet flush valves, floor tile, tile base boards, add wall tile. Pull and reset the existing grab bars, paper towel holders, baby changing stations,

Preliminary Requirements

Permits & Licenses

Permit: A building permit has not been determined necessary or included in this proposal.

Site Prep

Personal Contents: Please remove your personal contents from the work area and protect the same during the project.

Floor Protection- Per your request and instruction, GCS will apply floor protection in and around the work area as you deem appropriate.

Safety Barriers- GCS will provide barrier standards and closure signs if you do not have these on hand.

Demolition

Bath Demolition

Sink Light(s)- Stays intact

Mirror(s)- Remove and discard

Toilet Paper Rack- Remove the toilet paper holder

Toilet Stall Partition Removal- Detach and dismount the existing toilet stall partitions. Haul from premises (per each toilet or urinal)

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

Sink Top- Remove the existing sink top

Stool- **Stays intact**

Wall Mounted Urinal- Detach the existing wall mounted urinal. Salvage for reinstallation

Drywall Removal- Cut a pathway from the existing electrical outlet located by the sink for wiring access required for placement of an outlet under the sinks. Reinstall the drywall ready for finishing.

HVAC Demolition

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

Flooring Removal

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

Ceramic Baseboards- Remove the existing ceramic tile base from the walls.

Framing

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

HVAC

HVAC work has not been proposed

Plumbing-Rough in

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

Electrical Rough-in

110v Power Receptacles

110V Receptacle- Tie to the existing GFCI outlet located on the wall by the sink and extend the wiring and place a standard dual outlet and electrical box under the sink to accommodate the new motion activated sink faucets.

Drywall

Wall Spot Repair-Patch and repair the drywall where it was cut to install the electrical outlet under the sink. Sand smooth ready for painting. Other drywall work has not been proposed.

Safety Skirting Panels

Sink Top Skirting- Fabricate finished plywood removable skirting panels similar to the existing in the sample bathroom. These to be removable with screws or concealed fasteners. Painting, staining or finishing to be provided by others.

Sink Top(s)

Sink Tops- Provide resin poured sink tops similar to the sample bathroom featuring integral or undermounted sink bowls. Your choice of our manufacturers available color and pattern. Provide front skirt, back and side splash.

Millwork- Doors & Trim

None Proposed- new or replacement millwork, doors or trim has not been proposed.

Ceramic Tile Work

Ceramic Wall Tile

Ceramic Wainscoting Wall Tile- Bathroom walls, (Wainscoting)- Apply mastic and wall tile to the existing sheetrock walls approx. 84" in height or to the nearest full tile row near 84". Standard pattern, with accent strip and metal edge trim. Grout and wipe clean. Caulk the vertical corners.

Flooring

Ceramic Flooring

Floor Tile: Install 12 x 24 or equivalent tile to the floor areas, applied to the existing concrete floor. Grout with the selected grout.

Bathroom Tile Baseboard: Using the proposed floor tile, cut to the width of the existing base tile and install to the perimeter base of the walls.

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 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. *Added by separate addendum*~~

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install the new motion activated sink faucets and drain assembly. Connect to the existing water and drain piping.

Toilet Flush Valves- Install the new motion activated flush valves attached to the existing supply piping of the existing stools.

Urinal Installation- Install surface mounted wall-hung urinal to previously plumbed water and drain piping. Hang the urinal on the wall, fasten into place, set the new motion activated flush valves and connect to water supply, install trap and connect to the drain stub.

Finish Electrical- Fixture and Device Mounting- Installation labor

Receptacles- Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

Hardware Installation

Grab Bar(s)- Surface mount the proposed grab bar(s) at the determined locations.

Baby Changing Stations- Reinstall the existing baby changing station.

Toilet Stall Partitions- Provide and install the toilet partitions per the floorplan drawing. The partitions will be solid plastic, similar to the example bathroom

Urinal Divider Partitions- Provide and install wall mounted privacy 1) partition between each 2) Urinals

Mirror(s)

Mirror Installation- Install standard 1/4" thick plate glass mirror in place of the existing.

Job Clean Up & Disposal

Trash and Disposal

Dump Bed Trailer- On Site for Trash hauling

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

**TOTAL ESTIMATED CONTRACTOR'S WORK
FOR MEN'S BATHROOM PROJECT
AS LISTED ABOVE:
\$28,634.60 - \$39,372.58**

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Commercial Bathroom Remodel x3** project.

SINCERELY



RICHARD H. GERCKEN
Managing Member.
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A dba of GERCKEN COMPANY LLC.