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Thank you for inquiring about the **HALL 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 HALL BATHROOM to include Removing: Tub; Tub/Shower Faucet/ Tub Wall Tile; Stool & Vinyl Flooring.

REPLACE WITH INSTALLING NEW: Tub; Tub/Shower Valve, Faucet & Handheld Unit; Wall Tile; Tile Shampoo Niche; Stool; LVT Flooring.

Scope:

Site Prep

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: Tub; Tub/Shower Faucet/ Tub Wall Tile; Stool; Vinyl Flooring.

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

Stool: Disconnect, detach, and remove the stool- Discard

Bathroom Surfaces Removal

Tub Bath Wall Finish- Drywall & Tile: Remove the existing drywall and attached ceramic tile from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

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.

Flooring Removal

Vinyl or Glue Down Flooring- Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

Framing

Niche - Wall Cavity Recess: Utilize an existing stud cavity 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.

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.

Bathtub Water Supply

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.

Electrical Rough-in

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

Drywall

Scope: The drywall is proposed to replace 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.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Ceramic Wall Tile

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Tub & Shower Wall Tile- We will provide the labor and equipment to install your tile products to the designated shower wall area. 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) standard tub or shower tiling height is the closest full row of tile approx. 72" above floor. 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 tile products 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 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.

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 existing stool flange, set, and connect the provided water supply line and stool seat. Note: some toilets require servicing 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

None- Electrical fixtures and device installation have not been proposed.

Hardware Installation

Grab Bar – Install Grab bar in Tub area

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 possibly 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.

Environmental Requirements

Lead Safe Testing- If your home was built in 1977 or prior, we are required to test the work area for lead-based paint. A test for each component is required, such as trim paint, ceiling paint, wall paint, or other surfaces that may contain lead. The fee for testing is based upon the number of tests conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

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

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR THE HALL BATHROOM REMODEL PROJECT**

AS DESCRIBED ABOVE:

\$9,770.00 - \$13,433.00

Hall 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 Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Combo	Premanufactured	Ea.	1	489.00	489.00
Sink Faucet			Ea.	1	120.00	120.00
Bathtub						
Tub Faucet	w. Handheld Unit			1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Wall Tile	Ceramic Tile		Sq Ft	92	2.49	230.08
	Tile Adhesive	Karaflex SG 44 lb. bag of Mortar with Polymer	Ea.	2	37.50	75.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	40	2.75	110.00
Grout	25 lb. bag	color select	Bag	2	25.00	50.00
Caulking	Color Match	color select	Ea.	2	17.00	34.00
Flooring						
Laminate Flooring		Interlocking flooring, including transitions	Sq Ft	56	2.50	140.00
Toilet						
Toilet		Per your selection	Ea.	1	159.00	159.00
Toilet Seat			Ea.	1	29.00	29.00
Hardware						
Grab Bar	In Shower	24-48" per your selection	Ea.	1	49.00	49.00

Bathroom Fixtures & Finishes estimated before tax \$ 1713.08



MASTER BATHROOM Scope of Work- Remove Shower Base; Tile Walls; Shower Valve, Supply Lines; Shower Door; Stool; Vanity, Top & Faucet; Flooring.

REPLACE WITH INSTALLING NEW: Shower Base; Shower Valve & Showerhead with Handheld Unit; Wall Tile; Tile Shampoo Niche; Shower Door; Stool; Vanity, Top & Faucet; Flooring; Stool.

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, items hung 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

Plumbing Demolition

Water Shut-Off(s)- Some existing fixture water shut-offs are found to leak 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

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

Vanity- Remove the existing vanity.

Stool: Disconnect, detach, and remove the stool- Discard

Shower Door/Enclosure: Remove the existing shower door.

Bathroom Surfaces Removal

Bath Wall Finish- Drywall - Remove the existing drywall from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

Bathroom Built-in Fixtures Removal

Shower Faucet: Remove the existing faucet and cap off water lines or prep for new faucet

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

Flooring Removal

Vinyl or Glue Down Flooring- Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

Grab Bar, Towel Bar, Accessory and Holder 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 to mount the towel bar(s), Grab Bar(s), or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

Niche - Wall Cavity Recess: Utilize an existing stud cavity 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.

Shower

Manufactured Shower Base- Install fiberglass shower base, (by others), install the drain strainer assembly and connect to the existing drain piping.

Water Supply Piping and Fixtures

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.

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

Drywall

Scope: The drywall is proposed to touch up as needed.

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

Drywall Finishing (if needed)

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.

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure preassembled 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.

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.

Ceramic Wall Tile

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

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.

Flooring - None Proposed

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 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.

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 existing stool flange, set, and connect the provided water supply line and stool seat. Note: some toilets require servicing 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.

Hardware Installation

Grab Bar- Surface mount the proposed grab bar at the determined location

Shower Enclosure's & Doors

Shower Door Provide and Install- Provide a Top Roller sliding glass shower door installed in the prepared opening.

Job Clean Up & Disposal

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

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR THE MASTER BATHROOM REMODEL PROJECT
AS DESCRIBED ABOVE:
\$9,921.00 - \$13,641.00**

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR BOTH BATHROOM PROJECTS
AS LISTED ABOVE:
\$19,691.00 - \$27,074.00**

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 Qty	Estimated Cost Ea.	Total Cost Est
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	489.00	489.00
Sink Faucet			Ea.	1	120.00	120.00
Shower						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	92	2.49	230.08
	Mastic	Karaflex SG 44lb bag Mortar with Polymer	Ea.	2	12.00	24.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	40	4.00	160.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	2	17.00	34.00
Glass & Glazing						
Door & Glass	Glass Entry Door	We provide door & tract				n/a
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	42	2.50	105.00
Toilet						
Toilet		Per your selection	Ea.	1	159.00	159.00
Toilet Seat			Ea.	1	29.00	29.00
Hardware						
Grab Bar	In Shower		Ea.	1	49.00	49.00

Bathroom Fixtures & Finishes estimated before tax \$ 1609.08

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!

Financial Consideration- If you would like to finance all or part of the above amounts, we have third party lenders with competitive terms. We can also take credit cards (with 3% fee). See our website for convenient online invoice 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 3-4 weeks for new project startups.

Thanks again for inviting us to provide this information. We look forward to working on and completing your Remodel projects.

SINCERELY

Ric Lutz

**RIC LUTZ
Sales Manager**

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

REVIEWED