



## GERCKEN COMPANY LLC.

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**Thursday, April 02, 2026**

**RE: Bathroom remodel**

see copy in folder

Thank you for inquiring about the **Bathroom remodel** 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- Master Bathroom**

Scope: To demo the existing whirlpool tub, tub enclosure, toilet/shower wall, existing shower unit, flooring, leave existing vanity, remove the sink top, save faucets, mirror and light stay intact. Build new shower enclosure (see project plan drawing), open the floor and install center drain, pour concrete shower base for flush entry shower, install new shower faucet(s), tile on base and walls. Add grab bars at toilet and shower per drawing. Install linen shelf stack for open reach in shelving where shower was previously. Replace can lights and install new LED lights per drawing. Set and plumb new sink tops. Install hardware, grab bar and towel racks. See details below

### **Preliminary Requirements**

#### **Design & Blueprints**

**Conceptual Plan:** We will provide a conceptual drawing or description of the project.

**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, as such, 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

**Towel Bars-** Remove the existing towel bars

**Toilet Paper Rack-** *Stays intact*

**Sink Faucet(s)-** *Salvage for reinstallation*

**Vanity Sink Top-** Remove the existing sink top

**Vanity-** *Stays intact*

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

**Exhaust Fan & Light-** *None- Stays intact*

**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.

**Ceiling Texture Removal-** Scrape the existing ceiling texture to expose the surface below. Note: in some instances, the texture will not come off and other means may be required.

**Remove Wallboard from Walls-** Remove the existing sheetrock from the proposed wall area(s) to expose the framed structure.

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

**Bath Tub-** Detach the drain waste & overflow, remove the tub 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.

## HVAC Demolition

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

**Wallboard Surfaces: Remove** the wallboard from the proposed area to expose the framed cavity.

**Wall Removal-** Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

**Entry Door-** Remove the existing entry door to expose the rough opening

## Wallpaper Removal

**Wallpaper- Remove** to expose drywall surface. Note: If the paper will not readily delaminate from the wallboard, we will provide a supplement to this proposal. The additional work may include extended man hours for removal of the wallpaper, repairing and restoring the entire wall surface, or removing the drywall entirely and replacing with new. If wallpaper work is chosen, please verify that the extensiveness of the wallpaper removal labor and surface restoration that you anticipate is proposed.

## **Flooring Removal**

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

**Concrete Floor-** Jack hammer the concrete floor in proposed shower area to accommodate access to the drain piping.

## **Framing**

### **Bathroom Framing**

**Entry Door Opening:** Widen the existing bathroom entry door to accommodate a 36" door opening. We will install a barn door and track that you provide (listed separately in this proposal)

**Shower:** Frame a neo angle shower enclosure as per the layout sketch.

**Shower Seat:** Frame a shower seat per the proposed layout. Prep for tile.

**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. This is to include Grab Bars in shower and 2) by the toilet.

**Custom Niche in Load Bearing Wall- See drawing notes and check with owner on the size and location.** Fabricate a niche into the existing load bearing wall. Cut the wall framing, install a load bearing header, and fabricate a recessed niche. Note: Disruption to the opposing side of the wall may occur. If so, the cost to repair/restore the wall surface will be treated as additional work. The cost will be added to this proposal if encountered.

## **HVAC**

**HVAC work has not been proposed**

**Under Slab Ground Rough Shower-** Open the concrete floor and install drain and trap to accommodate a shower unit. Connect to existing piping.

**Concrete Repair/Patching:** Prep cut out area, place concrete and finish smooth to surrounding floor.

### **Concrete Shower Base**

**Concrete Shower Base:** We will form and pour a cast-in-place concrete shower base which will have flush entry. Finish will be ceramic tile installation.

**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.

## **Electrical Rough-in**

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

### **Switches- Switching**

**S1- A single throw switch-**to control lighting or switched outlet from one location

**Heated Floor Electrical-** Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

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

## Insulation

None Proposed- Insulation work has not been identified or proposed.

## Drywall

**Ceiling Texture Removal-** Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

**Hang the sheetrock:** Provide the labor to hang the sheetrock in the designated area

**1/2" Plain-** Hang 1/2" plain sheetrock to the affected walls and ceiling.

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

## 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

## Cabinets & Vanity's

**None-** Cabinet work has not been proposed

**Cabinet & Vanity by others-** The Cabinet(s), Vanity('s) and related work is to be provided by others. Note- Installation shall be harmonious with GCS Contractors Work Schedule to prevent interruption of workflow.

## 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

**Stain Grade-** The doors and trim are preferred select ready for stain

## Door Installation Labor Items

**Cased Opening-** Install paint grade flat jamb and colonial casing in the designated opening

**Barn Door & Track-** Install the rolling track and compatible barn door to the existing opening.

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

**Base shoe Supply New -** Provide standard base shoe to the hard surface flooring areas.

**Base Shoe Reinstallation-** Reinstall the original base shoe

**Linen Shelves-** Provide 5) linen shelves, 2) 16" deep shelves and 3) 12" shelves that are provided by others.

## 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.

**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.

**Accent Tile:** Install accent tile per the plan that you provide as part of the tile installation proposed.

**Custom Niche Tile-** Install ceramic tile to the back and interior sides of the niche.

**Box Seat Tile Installation-** Tile the front and top of the seated bench enclosure.

### Bathroom Wall Tile-Wainscoting

None- Wall tile in the main bathroom area outside the wet area (tub or shower) has not been proposed.

## Flooring

### Ceramic Flooring

**Heated Floor Tile Prep:** Provide a thin set application to bed the electric element wire prior to tile installation.

**Floor Tile:** We will provide the labor and equipment to install your tile products to the designated floor area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

## Painting

### Painting Preparation

**Masking:** Mask off the millwork in preparation for wall painting.

**Wall Masking:** Mask off the walls and floor for painting work

**Wall Prep for Paint:** Spot repair the cracks and blemishes in the existing wall.

### Ceiling Painting

**Ceiling:** Paint the ceiling with interior latex flat white paint.

### Door Painting/Finishing

**Door Stain & Lacquer** the new trim similar in color to the existing trim. Apply stain, sanding sealer and finish lacquer.

### Trim Painting/Finishing

**Trim: Stain & Lacquer** the new trim similar in color to the existing trim. Apply stain, sanding sealer and finish lacquer.

**Trim Stain & Lacquer Touch Up:** The stain and lacquer finish on the trim and apply a coat of lacquer if required.

### **Cabinet Painting & Finishing**

**None Proposed-** It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

### **Wall Painting**

**Wall Prep for Paint:** Spot repair the cracks and blemishes in the existing wall.

**Wall Painting- Paint to cover** the walls indicated with interior latex paint. You provide the color name and number.

### **Finish Plumbing**

**Sink Faucet:** Provide the labor and plumbing fittings to re-install the original sink faucets.

**Toilet Installation:** Provide the labor to re-install the existing 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 of your original toilet may be required of the tank mounts and seals leak after removal and handling. The cost of repairing an existing stool is additional if encountered.

### **Finish Electrical- Fixture and Device Mounting-** Installation labor

**Light Fixture(s)-** Install the surface mounted fixture compatible with the existing electrical box and wiring.

**Heated Floor Control Mounting & Connection-** Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

### **Hardware Installation**

**Towel Bars-** Mount towel bar(s) 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.

**Grab Bar(s)-** Surface mount the proposed grab bar(s) to the shower and stool area.

### **Shower Enclosure's & Doors**

**None-** Shower Door/Enclosure installation has not been proposed

### **Mirror(s)**

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

### **Job Clean Up & 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 BATHROOM PROJECT  
AS LISTED ABOVE:  
\$25,480.00 - \$35,035.00**

### 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
<b>Sink</b>						
Sink Top	Top	Pre manufactured	Ea.	1	550.00	550.00
<b>Bath Tub</b>						
<b>Shower</b>						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	43	3.49	150.77
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	2	160.00	320.00
Shower Wall Tile	Ceramic Tile		Sq Ft	230	3.50	806.40
	Tile adhesive	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
	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.	Ln Ft	26	2.00	52.00

	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	65	1.50	97.80
	Niche	Pre manufactured 14" wide max to fit in wall cavity.	Ea.	2	60.00	120.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
<b>Glass &amp; Glazing</b>						
Grab Bars	Surface Mounted Bar(s)		Ea.	4	49.00	196.00
<b>Flooring</b>						
<b>Ceramic Tile</b>			Sq Ft	61	2.50	153.00
Mastic		50 lb bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Color Match Caulk		Tubes	2	2	4.99	9.98
Transition Strips		if needed	Ea.	1	29.00	29.00
<b>Toilet</b>						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
<b>Ventilation</b>						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
<b>Hardware</b>						
Towel Bars			Ea.	1	29.00	29.00
Grab Bar	In Shower or Toilet area	24-48" per your selection	Ea.	3	49.00	147.00
Rolling Barn Door	Door & Track	24" wide opening	Ea.	1	399.00	399.00
<b>Bathroom Fixtures &amp; Finishes estimated before tax \$</b>						<b>3164.87</b>
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 also can take credit cards (with 3% fee). Whatever your financial needs are, we likely 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. The typical duration of a bathroom project is approx. 21-25 working days. The actual time will vary with the details and extent, specific to your project.

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

SINCERELY

A handwritten signature in black ink, appearing to read "Richard H. Gercken". The signature is fluid and cursive, with a large initial "R" and "G".

**RICHARD H. GERCKEN**  
**Managing Member.**  
**GERCKEN CONSTRUCTION SERVICES**  
A dba of GERCKEN COMPANY LLC.