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Thank you for inquiring about the Master 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 Master Bathroom to include
Removing: Vanity, Top & 2 Faucets; Mirror; Vanity Light;
Jacuzzi Tub, Cap Electrical & Plumbing; Wall Tile around the
Jacuzzi; Wall behind Shower to expand new Shower by
approx. 12"; Shower Base, Tile Walls, Shower Valve &
Showerhead; Shower Door; pull Stool to reset; Tile Flooring &
Backing Board.**

**REPLACE WITH INSTALLING NEW: Dual Vanity & Top;
2 Faucets; 1 or 2 Mirrors; Vanity Light; Free Standing Tub
with Faucet in corner with new Tile Corner Shelf next to it;
Custom Shower with Expanded Shower Base, Tile Walls to the
Ceiling, Shower Valve & Showerhead; Tile Flooring and
Backing Board.**

Permits & Licenses

Building Permits

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 varies, 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 and 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

Demolition Scope of Work: Demo: Vanity, Top & 2 Faucets; Mirror; Vanity Light; Jacuzzi Tub and surround, Cap Electrical & Plumbing; Wall Tile around the Jacuzzi; Wall behind Shower to expand new Shower by approx. 12"; Shower Base, Tile Walls, Shower Valve & Showerhead; Shower Door; pull Stool to reset; Tile Flooring & Backing Board.

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 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

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

2 Sink Faucets- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink top.

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

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

Shower Door/Enclosure: Remove the existing shower door and discard.

Bathroom Surfaces Removal

Tub and Shower Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub and shower to expose framing.

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.

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.

Structural Demolition

Chase Wall for Shower- Remove the framed wall adjacent to the shower fixture. This is typical space available to reclaim for your project.

Flooring

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)

Bathroom Framing

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

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 sheeting to the existing floor joist.

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

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.

Fixture Relocation

Fixture Relocation: Open the wood sub floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

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 or Color Resin 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 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 valve assembly and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and tub spout.

Electrical Rough-in

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

Electric Panel Circuits

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

Drywall

Scope: The drywall is proposed to patch as needed.

Drywall Finishing

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.

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- Reinstall the original base shoe

Ceramic Wall Tile

Shower Walls

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.

Tile To The 8' Ceiling- The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall, up to 8' height (or to the ceiling, if less than 8') **Note: tiling above 8' height and or vaulted ceilings additional**

Single Niche Tile- Install ceramic tile to the back, and interior sides of the niche with selected tiles.

Corner Seat Installation- Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fill the corner bench stainless steel frame and finish ready for ceramic tile installation.

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Bathroom Wall Tile-Wainscoting

Ceramic Wainscoting Wall Tile- Bathroom walls, (Wainscoting)- Apply mastic and wall tile to the sheetrock walls approx. 48" in height or to the nearest full tile row near 48". Standard pattern, without accents or niches. Install either bull nose tile or metal edge trim. Grout and wipe it clean. Sealer or other applications have not been proposed. Caulk the vertical corners and floor joint. .

Ceramic Flooring

Backing Board Install New: Install concrete type backing board to the existing sub-floor.

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

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

2 Sink Faucets: Provide the labor and plumbing fittings to install 2 sink faucet and pop-up drains

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 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 one surface mounted fixture compatible with the existing electrical box and wiring.

Hardware Installation

Grab Bar- If you want, we will surface mount the proposed grab bar.

Shower Enclosure's & Doors

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

Mirror- Install the 1 or 2 surface mounted mirror(s). Place anchors or screws at the mirror mounting points.

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.

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.

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR THE MASTER BATHROOM REMODEL PROJECT
AS DESCRIBED ABOVE:
\$22,018.00 - \$30,275.00.**

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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Combo	Premanufactured	Ea.	1	1200.00	1200.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture			Ea.	1	49.00	49.00
Bathtub						
Free Standing Tub				1	650.00	650.00
Tub Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Shower						
Shower Faucet	Shower Faucet	& valve body and trim kit.	Ea.	1	160.00	160.00
Glass & Glazing						
Glass Entry Door	Top Roller	We provide	Ea.	1	included	included
Flooring						
Ceramic Tile			Sq Ft	172	2.50	430.00
Grout		Unsanded 25 lb. bag	bag	4	18.99	76.00
Caulk	Color Match	Tubes	2	2	18.00	36.00
Bathroom Fixtures & Finishes estimated before tax					\$	3,169.00
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!						

Bathroom Fixtures & Finishes for Wainscot Tile around the Tub & Shelf

Wainscotting	Ceramic Tile			96	2.49	239.04
Bull Nose/Metal	Edging/Trim		Ln Ft	40	3.00	120.00
	Grout*25 lb. bag		Ea.	2	19.00	48.00
Caulk	Color Match		Ea.	3	18.00	36.00

Total

\$443.04

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 could start your new project startup around mid-January.

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

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.