

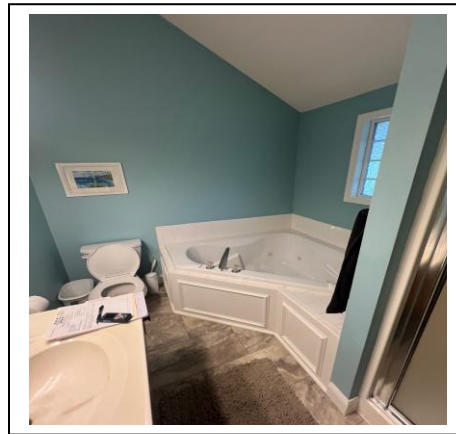


GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Ric's Cell 816-668-6806 Email Ric@gerckenconstruction.com



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- Remodel Master Bathroom to include removing: Shower Unit, Shower Valve, Showerhead; cap off Water Supply; Jacuzzi Tub, Tub Surround, Faucet & Supply Lines; Cap off Electrical; Stool; Vanity, Top & Faucet; Mirror; Vanity Light; Flooring and Base Trim.

REPLACE WITH INSTALLING NEW: Custom Zero Entry Walk-In Shower with Concrete & Tile Base, Tile Walls, Tile Bench Seat; Wrap Window in Tile, Tile Shampoo Niche; Shower Valve, Showerhead with Handheld Unit; 1/2 Wall next to Vanity; 2 Grab Bars; Stool to be relocated where shower was; 48" Vanity, Top & Faucet; Vanity Light; Mirror; Flooring with Base Trim; *Fixed Glass Panel & Swing Glass Door to be installed by Manufacturer.*

Permits & Licenses

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

Demolition Scope of Work: Demo: Shower Unit, Shower Valve, Showerhead; cap off Water Supply; Jacuzzi Tub, Tub Surround, Faucet & Supply Lines; Cap off Electrical; Stool; Vanity, Top & Faucet; Mirror; Vanity Light; Flooring and Base Trim.

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

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Towel Bar- Remove the existing towel bar

Toilet Paper Rack- Remove the toilet paper holder

Sink Faucet- 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- Salvage for Reusage.

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

Millwork-Doors & Trim Removal

Casings- Remove the existing window casings.

Baseboard- Remove the existing baseboard and salvage (if applicable) for re-installation.

Bathroom Surfaces Removal

Tile & Wall Finish around Tub- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Bathroom Built-in Fixtures Removal

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

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

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

General Demolition

Light Fixture- Remove the existing surface mounted light fixtures. Cap off Electric.

Structural Demolition

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Flooring Removal

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)

Shower Enclosure: Fabricate 1/2 wall wood frame wall enclosure to accommodate the proposed shower.

Shower Curb- Fabricate the shower curb to accommodate the concrete shower pan.

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

Open The Sub Floor for Fixture Location: 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.

Towel Bar & Toilet Paper Holder, 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 and Toilet Paper Holder.

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.

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

Shower: Provide labor to install a shower drain assembly. We will provide the 2" trap and connect to the existing drain.

Concrete Shower Base

Hydro Block Shower Base

Hydro Block Shower Base Flush Entry w/ Strip Drain- Place the shower base per the proposed plan and provide the linear strip drain connected to the existing plumbing.

Water Supply Piping and Fixtures

Sink Water Supply Relocations

Toilet 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.

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

Electrical Rough-in

Electrical Scope of Work- Install new wiring for Vanity Light and 2 Gfi Outlets.

Sink Light Box Relocation- Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair will be required.

Bathroom Electrical Items

Electric Panel Circuits

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

Insulation

Wall- Fill Voids- If wall insulation is disrupted during construction, we will reset the original or if unavailable, obtain and install new insulation to the exposed exterior wall cavity voids.

Drywall

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

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite, or other paintable materials

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

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

Waterproofing Walls - Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

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 7' Ceiling- The standard height of tub or shower fixture tiling is approx. 84" 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 tile.

Ceramic Tile Window Wrap- wrap the window opening by installing tile to the recessed area of the window to the proposed tile height. Caulk the joint between the window and tile. Note: requires a water resistant or vinyl window.

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

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 additionally.

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.

Finish Electrical- Fixture and Device Mounting- Installation labor

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

Hardware Installation

Towel Bar- Mount towel bar where indicated. Standard mounting height is approx. 48" above the floor.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" 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. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

2 Grab Bars- Surface mount the proposed grab bar(s) at the determined locations. Note, if the location are identified and the wall finish has been removed to expose the fanned wall, we will install blocking to accommodate the grab bar anchoring.

Shower Enclosure's & Doors

Shower Door - To be installed by manufacturer

Mirror(s)

Mirror- Install the surface mounted mirror. 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 damages 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 debris and sweep clean

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR MASTER
BATHROOM PROJECT AS LISTED ABOVE: \$31,644.00 - \$23,058.00**

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						
48" Vanity & Mirror	Top Combo	Premanufactured	Ea.	1	839.00	839.00
Sink Faucet		Surface Mounted	Ea.	1	50.00	50.00
Sink Light			Ea.	1	120.00	120.00
	Fixture		Ea.	1	40.00	40.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	22	3.49	75.38
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	101	2.49	250.99
Tile adhesive			Ea.		we supply	we supply
Edging/Trim	you choose color	Metal edging comes in 8'	Ln Ft	24	we supply	we supply
Grout	you choose color		Bag		we supply	we supply
Caulking	Color Match		Ea.	4	12.00	48.00
Glass & Glazing						
Door & Glass	Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door	Ea.	1	???	???
Grab Bars	Surface Mounted		Ea.	2	30.00	60.00
Flooring						
Ceramic Tile			Sq Ft	86	2.50	215.00
Adhesive		25 lb.	bag	2	we supply	we supply
Grout	you choose color	25 lb.	bag	2	we supply	we supply
Caulk		Tubes	2	2	12.00	24.00
Toilet/Misc.						
Toilet		Per your selection	Ea.	1	189.00	189.00
Toilet Seat			Ea.	1	29.00	29.00
Towel Bar			Ea.	1	29.00	29.00
Toilet Paper	Holder		Ea.	1	20.00	20.00
Grab Bar	In Shower	24-48" per your selection	Ea.	2	30.00	60.00

Bathroom Fixtures & Finishes estimated before tax \$ 2,209.38

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 invoiced payments. Whatever your financial needs are, we 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.

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.