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Scope of Work- Hall Bath



Scope: Remove the wall that divides the sink and toilet/shower room. Replace the existing tub, vanity, sink top, flooring, set toilet, faucets, and lights ready for paint by others.

Preliminary Requirements

Conceptual Plan: If required by the Codes Dept., we will provide a conceptual drawing or description of the project.

Permits & Licenses

Permit(s) by GCS- We will obtain a building permit from the administrative authorities and accommodate the required inspections. *The cost of the permit and related fees will be billed 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 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.

Demolition

Remove the following

Stool: Disconnect, detach and remove the stool. Note: If to be re-set, we will store on site.

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

Vanity Top- Remove and discard

Vanity- Remove the existing vanity and discard.

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

Tub or Shower Unit: Remove the existing fiberglass tub, Tub/shower, and discard.

Mirror (s) - Remove the existing and salvage for re-installation. Note some mirrors will not survive being removed, if so you will need to provide a new mirror.

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not for profit organizations.

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

Wall Removal- Remove the existing wall between the sink and stool.

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

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

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Remodeling Structural Modifications

Wall Removal: Remove the designated portion of the proposed wall Concealed items inside the wall may not be known prior to surface removal.

Structural Beam(s)

Inverted Beam: Place beam above the ceiling joist and attach using structural metal ties. Note: may require the opening of your roof to insert the beam. If so see roof repairs for information.

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.

HVAC

HVAC work has not been proposed

Plumbing

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.

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.

Fixture Water Piping: Connect to the existing piping and extend to the new fixture locations. Stub through wall or floor for rough-in and cap off.

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.

Electrical

Electrical Scope of Work- remove and relocate the two switches and 1) electrical outlet located in the wall that will be removed. Relocate 2) sink light boxes to the proposed sink center locations.

Electrical Demolition- Disconnect and relocate the 2) switches and 1 outlet in the wall that is to be removed.

Light box- Install electrical box rated to accommodate a surface mounted light fixture, 3) total, 2 at the sink and 1) in the wall to be relocated.

S1- A single throw switch-to control lighting or switched outlet from one location reconnect the electrical for the light and exhaust fan in the toilet/shower area.

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

Ventilation Electrical

No Ventilation electrical work has been identified or proposed.

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.

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 wall cavity voids.

Drywall

Existing Walls & Ceiling Fill & Finish: Apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Texture: Provide a knock-down texture to the ceiling

Wall Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Cabinets

Vanity(s) - Provide the labor to set and secure pre-assembled floor mounted vanity.

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)

Millwork

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

Ceramic Tile Work

Ceramic Wall Tile

Tub & Shower Walls

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

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

Niche Tile- Install Ceramic tile to the recessed niche.

Flooring

Ceramic Flooring

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

Backing Board Install New: Install Dura Rock or equiv. 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

Ceiling: Apply one coat of interior latex flat white paint to the finished ceiling. We provide the ceiling white paint.

Door & Trim Painting/Finishing

Baseboard & Casing Painting: Paint the baseboard, casing and base shoe with interior latex paint that you provide.

Door Painting: Paint the designated interior door(s) with interior latex paint (that you provide).

Cabinet Painting & Finishing

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

Wall Painting

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 install sink faucet and pop-up drain

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escheons, shower head and tub spout.

Toilet: 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.

Finish Electrical- Fixture and Device Mounting

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

GFCI Receptacle-

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.

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 Approx. Cost Range to do a Hallway Bathroom Project \$ 15,500.00 to \$17,950.00

Payment Terms	17725.00
Contract Signing Deposit	3545.00
Start of Plumbing	4431.25
Start of Drywall	4431.25
Start of Tile Installation	3545.00
Completion	1772.50
Total \$	17725.00

Owner Selected and Supplied items

Note: The following items typically *require your selection*. Our Proposal anticipates that you will select and provide the following items/fixtures. By purchasing these directly from your preferred source will be the most **cost effective** way to obtain your **Owner Selected and Provided Items**. We will assist you by providing the required quantity information where applicable and requested. Please have these items on site at the beginning of the project.

Selection Assistance: If you prefer to have assistance in selecting any of the required items, optional assistance is available via a consultation fee. We have experienced personnel and also professional designer services available.

Bathroom Area

- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Bath Tub
- Waste and Overflow for Tub
- Medicine Cabinet or Mirror
- Electric Floor Heating-mat and controller
- Lighting and Light Fixtures
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity	Vanity	Premanufactured 82"	Ea.	1	650.00	650.00
Sink Top	Top	Premanufactured 82"	Ea.	1	800.00	800.00
Mirror/ Medicine Cabinet		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixtures	Wall Hung		Ea.	3	49.00	147.00
Bathtub/Shower						
Built in tub	Acrylic Tub-Right Hand Tub	Lowe's has a nice tub. RH tub	Ea.	1	259.00	259.00
Faucet(s)			Ea.	1	160.00	160.00
Walls	Ceramic Tile		Sq. Ft	115	2.49	286.85
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	80.00	160.00
	Accent Tile	consider the width of the accent you choose	Ln Ft	13	2.00	26.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	31	1.50	46.80
	Niche	Premanufactured 14" wide max to fit in wall cavity.	Ea.	1	60.00	60.00
	Grout*25 lb. bag	color select	Lbs.	2	60.00	120.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Flooring						
Heated Floor	30" wide mat	110V	Ln Ft	10	20.00	200.00
	Controller	110v	Ea.	1	177.00	177.00
Ceramic Tile			Sq. Ft	46	2.50	113.75
Mastic		VersaBond 50 lb. Thinset Mortar	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Color Match Caulk		Tubes	2	4	4.99	19.96
Transition Strips		if needed	Ea.	1	29.00	29.00
Toilet						
Toilet		Per your selection	Ea.	1	89.00	89.00
Toilet Seat			Ea.	1	29.00	29.00

Estimated Totals Before Tax \$ 3855.28