



GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email gerckenrh@aol.com

Scope of Work- Master Bath

Scope: Demo the existing fixtures, ceramic tile, new walk-in shower, new ceramic tile shower walls, floor and base, repair and finish walls and ceiling, install new vanity, mirror, light and hardware and paint walls and ceiling.

Preliminary Requirements

Permits & Licenses

Permit: A building permit has not been determined necessary or included in this proposal.

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

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

Bath Wall Finish: 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.

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

Leave Ceiling Wallboard: Will remain intact. Do not remove or damage the existing ceiling. No work on the ceiling has been included in this proposal.

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.

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

Casings- Remove the existing door and window casings and salvage (if applicable) for re-installation.

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.

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

Framing

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

Soffit: Fabricate a lowered ceiling in the shower area to accommodate placement of a rain can shower head and piping.

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.

Towel Bar, Accessory and Holder Blocking, Open Walls: When the fixture location is determined ahead of time and if the walls 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.

HVAC

Relocate Floor Vent- Relocate the existing vent to outside the proposed shower area.

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

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.

Sink Drain Relocation- Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

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

Concrete Shower 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.

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.

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, and shower head.

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Rain Can Shower Head- Install piping and rain can thread adapter in designated location.

Electrical

Electrical Scope of Work- Remove the existing light fixture and exhaust fan and mount new ones in place of the existing.

Electrical Demolition- Remove the existing switches and exhaust fan from the proposed shower area. Remove the electrical at the existing sink location.

Light box- Install electrical box rated to accommodate a surface mounted light fixture, 3) above the proposed vanity area, 1) in shower

Can Type LED Nextwave- 15w LED puck fixture in lieu of recessed cans 1) in the shower area and 1) in place of the existing chandelier light fixture.

S1- A single throw switch-to control lighting or switched outlet from one location- relocate the light and exhaust fan switches. Connect the exhaust fan light to the lighting switches and provide a separate switch for the exhaust fan operation.

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet- relocate the existing to include 3) total outlets at the proposed vanity location.

Fan & Light- Exhaust fan and light combination, includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not 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 wall cavity voids.

Drywall

1/2" Plain- Hang 1/2" plain sheetrock to the newly framed walls and patch the ceiling area.

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

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

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.

Shower or 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.

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

Niche Tile- Install Ceramic tile to the recessed niche.

Whirlpool Tub Ceramic Tile

Whirlpool Tub Wall Splash- Provide the labor to install wall splash tile approx. 18" above the tub and to the horizontal surface of the tub deck.

Flooring

Ceramic Flooring

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.

Bathroom Baseboard: Install ceramic tile in place of the existing baseboard.

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 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 install 2) sink faucet and pop-up drain

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered. 2) Vanities and 1) make-up drawer.

Shower Faucet Trim Installation- Install the shower trim, including the handle, escheons, and shower head.

Rain Can Shower Head- Install the rain can shower head

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.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

GFCI Receptacles- 3) GFCI protected outlets located at the proposed vanity area.

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.

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.

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

Shower Door- None proposed

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 of Master Bathroom Project like this one \$ 22500.00 - 24950.00

Electric Floor Heating

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.

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

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.

Total to Add Heated Floor Installation \$ 1250.00

Summary Totals

Total Master Bathroom Project as Listed Above \$ 23691.67

Total to Add Heated Floor Installation \$ 1250.00

Total Master Bathroom with the Heated Floor option \$ 24941.67

Payment Terms- Master Bathroom base project	23691.67
Contract Signing Deposit	4738.33
Start of Plumbing	5922.92
Start of Drywall	5922.92
Start of Tile Installation	4738.33
Completion	2369.17
Total \$	23691.67

Payment Terms- With Heated Floor	24941.67
Contract Signing Deposit	4988.33
Start of Plumbing	6235.42
Start of Drywall	6235.42
Start of Tile Installation	4988.33
Completion	2494.17
Total \$	24941.67

Owner Selected and Supplied items- Fixtures & Finishes

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.

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Shower Faucet(s)
- Medicine Cabinet or Mirror
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Electric Floor Heating-mat and controller
- Hardware, locks, pulls, racks and decorative hardware's.
- Faucet(s)- For kitchen sink and beverage sink
- Lighting and Light Fixtures
- Exhaust Fan or Fan & Light unit
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board
- Wall and Trim Paint- If applicable