



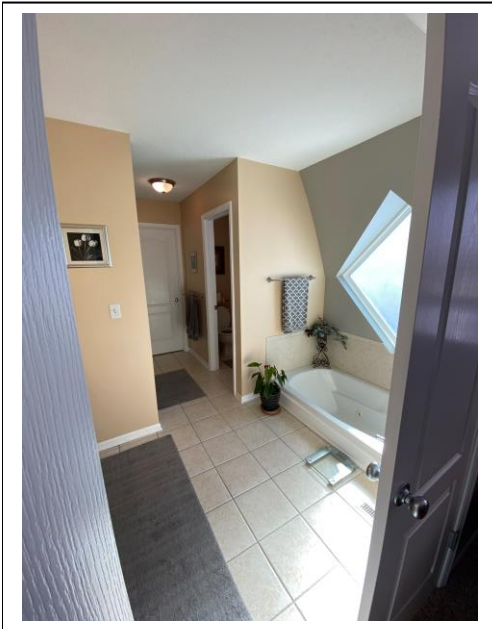
GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email richard@gerckenconstruction.com

Scope of Work- Master Bath



Scope: To replace the existing sink light and mirror, remove the existing whirlpool tub, fill in the floor and reset at floor level, demo the existing shower finished walls and base, enclose the shower with half wall, install new shower faucet, diverter, hand held shower assembly, corner bench seat, corner seat faucet and spray wand, new ceramic wall and shower base tile, tile niche, floor tile and wall painting.

Preliminary Requirements

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 permit 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, wall hung items from both sides of the walls related to the work area and remove other items that may be subject to damage.

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. **Salvage the faucets to reinstall onto the new proposed sink top.**

Vanity Top- Remove and discard

Vanity- **Stays intact. Do not remove or modify the existing vanity.**

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

Shower Wall Tile: Remove the existing drywall and attached ceramic tile from the proposed areas.

Tub Ceramic Tile: Remove the ceramic tile and Attached Wallboard from the existing tub or tub/shower to expose framed wall.

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

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

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.

Whirlpool Tub Removal- Detach the water supply lines and cap off, detach the drain, remove the tub unit and salvage. **We will be reinstalling the original whirlpool tub unit.**

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.

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

Wallboard Surfaces: Remove the wallboard from the sink wall area to expose the framed cavity above the existing vanity to accommodate electrical light box placement.

Framing

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

Floor: Frame the floor using 2x dimensional lumber and 3/4" floor sheeting. Place upon vertical support. Anchor the rim joist using rated lag bolts.

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

Fabricate a 50" high wall to accommodate placement of glass above. Leave entry for the open passage shower entry.

Whirlpool Tub Enclosure: Fabricate a tub surround using 2x dimensional lumber. Height of the wall to be determined by the meeting point of the tub.

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

Bath Fan (no light) Install 1) exhaust fan and tie to the existing vent.

Plumbing Rough-in

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.

Whirlpool Tub- Install the drain waste and overflow and set a fiberglass whirlpool tub unit into an existing framed enclosure. Note: See electrical and water portion of this proposal for these details.

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.

Shower Seat Spray Faucet: Mount the valve assembly and spray wand assembly and connect to the new water piping.

Whirlpool Tub Deck Mount Faucet- Set a new whirlpool tub deck mount faucet in place of the existing, connect to the water piping, install valve handles and spout.

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.

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

Electrical Rough-in

Light boxes- Install 2)electrical box rated to accommodate a surface mounted light fixture located above the proposed sink locations.

Exhaust Fan- 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

Existing Walls (no ceiling) Fill & Finish: Prepare the existing walls smooth ready for paint.

Cabinets & Vanities

None- Cabinet work has not been proposed

Toilet Topper Cabinet- Install a preassembled toilet topper cabinet to the existing wall. Attach scribe and or crown molding provided.

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

Base Shoe- Reinstall the original base shoe

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

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: (or Tub & Shower)-We will provide the labor and equipment to install your tile products to the designated wall area. 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.

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

Corner Seat Installation- Composite of metal sub frame placement

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

Whirlpool Tub Ceramic Tile

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

Whirlpool Tub Wall Splash- Provide the labor to install wall splash tile up to 18" above the tub.

Whirlpool Tub Enclosure Tile- Tile the vertical face of the whirlpool tub enclosure and install a plastic removable cover to access the motor area.

Flooring

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.

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

Painting

Ceiling Painting

Ceiling: No work to the ceiling has been proposed.

Door & Trim Painting/Finishing

Door & Trim Painting- Not anticipated or proposed.

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 2) sink faucet and pop-up drains

Shower Faucet Trim Installation- Install the shower trim, including the handle, esccheons, and shower head for the main and handheld shower faucets.

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.

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

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install 2) 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).

Hardware Installation

Towel Bars- The existing towel bars will remain intact. **Replacement of the towel bars has not been proposed.**

Shower Door - None proposed

Wall Glass- To be supplied and installed by others.

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

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 Cost Range for Total Master Bathroom Project as Listed Above \$ \$27,000-\$29,500

Heated Floor Installation Option

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 the Heated Floor Installation \$ 895.00

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.

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Bathtub
- Shower base or Shower Unit
- Waste and Overflow for Tub
- Medicine Cabinet or Mirror
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Shower Door/Enclosure- Installed by others if not listed in proposal
- Electric Floor Heating-mat and controller
- Hardware, locks, pulls, racks and decorative hardware's.
- 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

Total Estimated Project Cost approximately \$27,000-\$29,500 plus additional cost for Finishes & Fixtures - Approx. \$4000 (subject to owner's selections)