



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

RE: Hall Bathroom remodel

100-yr old home, second floor hall bath renovation; remodeled in 1960s and updated 10 yrs ago by themselves; bathtub "old and heavy" wants to know if can be removed and replaced w/shower; needs new tile, vanity, tiled walls, flooring, etc.

Thank you for inquiring about the Hall 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- Hall Bath

Scope: To demo the existing bathroom, relocate the proposed fixtures, install a replacement window into the existing jamb, tile the tub/shower and floor. Install vanity, sink top, sink faucet, sink light, exhaust fan and light, paint ceiling, door, trim and walls inside the bathroom.

Preliminary Requirements

Conceptual Plan: We will provide a conceptual drawing or description of the project.

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.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area.

Demolition

Demolition Scope of Work: Demo the fixtures and walls of the existing bathroom to expose the wood lath and wood sub floor. Salvage the existing door casing for reinstallation. Cap off the existing water and drain lines.

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 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.

Tub or Shower 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

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.

Towel Bars- Remove the existing towel bars

Toilet Paper Rack- Remove the toilet paper holder

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.

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

Framing

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

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.

Fur out Wood Lath- Install furring strips to the existing wood lath to accommodate placement of 1/2" sheetrock in place of the original plaster.

Windows

Replacement Window- Provide 1) single or double hung replacement window installed into the existing window jamb. The window to be white vinyl, thermal, Low-E privacy glass.

HVAC

Extend Duct Work: Attach to the existing duct work and extend to the designated supply locations.

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

Exhaust Vent- Install New- Install an exhaust duct between the proposed vent fan and the exterior.
Note: Typically requires attic access or framed cavities to be exposed.

Plumbing-Rough in

Drains & Vents 3/4 Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

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:

Tub Fixture

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. Tubs in excess of 100 lbs. may require additional labor and cost.

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. If specific location of the water supply stub is required, please identify this need while the piping is being placed.

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 Rough-in

Electrical Scope of Work- Install new sink light above the proposed sink, install a bath fan & light and a 110V GFCI outlet at the sink. Connect to the existing electrical supply already in the existing bathroom.

Light box- Install electrical box rated to accommodate a surface mounted light fixture

S1- A single throw switch-to control lighting or switched outlet from one location

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

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

Scope: The drywall work is to install sheetrock on the walls over the new furring strips. Patch in the ceiling or laminate new sheetrock to the existing surface.

1/2" Plain- Hang 1/2" plain sheetrock to the bathroom walls

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

Cabinets & Vanities

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

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

Door Trim-Reinstall the original door casing.

Ceramic Tile Work

Ceramic Wall Tile

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.

Flooring

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

Door Painting: Paint the designated interior door.

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

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), esccheons, 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.

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

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.

Estimated Cost Range for Total Hallway Bathroom Project as Listed Above \$

**\$20,000-
\$25,000**

Payment Schedule Based Upon an Estimated \$20,000 Project

Payment Terms	20,000
Contract Signing Deposit (20%)	\$4,000
Start of Plumbing (25%)	\$5,000
Start of Drywall (25%)	\$5,000
Start of Tile Installation (20%)	\$4,000
Completion (10%)	\$2,000
Total \$	\$20,000

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

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

SINCERELY



RICHARD H. GERCKEN
Managing Member.
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.