



## 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](mailto:richard@gerckenconstruction.com)

**RE: Bathroom Remodeling** – Broken out into three phases: Master Bathroom, partially reconstructed, needs finished

### Scope of Work- Master Bathroom

Scope: The bathroom project has been started by another contractor. This proposal is to complete the existing shower, provide ceramic tile installation for the shower base, shower walls, and floor. Plumb the new sink top, install the new faucets and set the toilet.

### Preliminary Requirements

#### 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

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

### Framing

**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**

### **Concrete Shower Base**

**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.

### **Electrical- Rough-in Changes and Modifications**

**None Proposed-** Electrical rough-in modifications have not been proposed

### **Drywall**

**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.

### **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 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 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.

## **Finish Plumbing**

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

**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.

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**Total Hallway Bathroom Project as Listed Above**

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**Estimated Total for Phase 1 Work \$7,900 - \$8,300**

## 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.

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**Estimated Total for Phase 2 - Bathroom Floor \$2,400 – \$2,900**

## 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

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- 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.
- Faucet(s)- For kitchen sink and beverage sink
- Lighting and Light Fixtures
- 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
- Other items that are not listed in our proposal.

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

SINCERELY

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

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