



GERCKEN COMPANY SERVICES, INC.

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Scope of Work



Scope: This is a proposal for the upgrade of your existing master bathroom. The scope of work proposed, demolition, structural modifications, plumbing, electrical, HVAC duct modifications, window modifications, insulation, drywall, millwork, cabinetry, fixtures, flooring, ceramic tile, hardware mounting, a complete bathroom and closet make-over, including available upgrades and additional items noted.

Owner Selected and Supplied items

Bathroom Area

Vanity & Sink Top

Sink Faucet(s)

Toilet and Seat

Tub &/or Shower Faucet(s)

Bath Tub

Waste and Overflow for Tub

Accessory racks, towel bars, toilet paper holder and if used, other holders.

Shower Door/Enclosure- Installed by others if not listed in proposal

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.

Preliminary Requirements

Design & Blueprints

Conceptual Floor Plan: We have provided conceptual floor plan drawings. This proposal is based upon the general floor plan as proposed into the existing bathroom space.

Project Access

Lock Box Entry or other means that you designate. GCS will provide a lockbox and place it on a door that you indicate or access per means that you arrange.

Permits & Licenses

Building Permits

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 from our access point to the work area.

Pets and Dependents: Please make safe arrangements for your pets, children, elders and others so they are safely protected from construction hazards.

Demolition

Demolition Scope of Work: Remove 2 vanity tops. Remove bubble tub, bubble tub framing and faucets. Remove shower doors, faucets and controls, shower bench seat and shower base. Remove floor tile, wall tile and attached wallboard, to expose the framed walls in the affected areas. Work outside of the Master bathroom and closet has not been proposed.

Bath Demolition

Stool: Remove and salvage for re-set

Vanity Top- Remove and discard

Vanity- Shall remain and be used as-is

Shower Door: Remove the existing shower door.

Bath Wall Finish: Remove the existing drywall and attached ceramic tile from the affected shower and closet areas. 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

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

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

Mirror- Remove the existing and discard.

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

Framing

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

Interior Wall: Frame new 2x4 wood frame wall per plan to accommodate the shower, closets, toilet room as floor plan indicates.

Remodeling Structural Modifications

Wall Removal

Shoring: Place shoring to support load temporarily during the structural modifications.

Wall Removal: Remove the designated portion of the proposed wall Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available vis supplement identifying the additional concealed modification needed.

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

Sub Floor: Repair the disrupted sub floor by cutting out affected sections and installing new sheeting.

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.

Wall Cavity Recess: Establish a recessed opening to accommodate a medicine cabinet or recessed shelf pocket, up to 24" in width by 30" in height. Note: If electrical wiring, piping, duct work or other obstructions are encountered, additional charges may apply.

Windows

Replacement glazing- for the three existing master bathroom windows

Exterior Masonry

Exterior Wall Plaster Finish- Has not been proposed. If the existing surface is disrupted, we will have to add to this proposal, the plaster repair work.

HVAC

Scope: The HVAC base proposal is to attach to the existing duct work and extend to the new locations utilizing the existing heating and cooling system.

Bath Fan: Install 1) fan & light combination and vent to the attic atmosphere.

Plumbing

Plumbing Note: Access to concealed plumbing may be required. Repair and restoration of finished surfaces is not part of the plumbing work proposed. Finishing of surfaces disrupted is an additional service. Verify proposal contains the scope of work that you desire to be completed.

Top Rough Plumbing

Drains & Vents Full Bathroom: We will install drain waste and vent piping to accommodate the proposed bathroom layout. Connect the existing drains in basement area and existing bathroom venting.

Fixture Relocation: Open the floor or access from beneath, Relocate the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

Water Lines: Connect to the existing piping and extend to the new fixture locations. Stub through wall for rough-in.

2) Shower Faucets: Install shower faucet(s) that you provide. Connect to the existing water supply lines.

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.

Finish Plumbing

2) Sink Faucets: Install faucets and pop-up drains that you provide

Vanity: Cabinets to be supplied and set by others.

Stool: Re-set the existing stool or install a new stool and seat that you provide.

Electrical

Demolition Electrical- Remove and reroute the existing electrical that is encountered in the framing removal.

Lighting- Elect Box

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

Can Type LED Nextwave- 15w LED puck fixture in lieu of recessed cans

Switches- Switching

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

S3- A Three-way switch to control lighting or outlet from two locations

110v Power Receptacles

110V Receptacle- Standard dual outlet three prong, 15a rated electrical outlet

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

Ventilation Electrical

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.

Electric Room Heating

Base Board Heating Power- Provide 1) 110v or 220v outlet rated to accommodate up to 5 amps. Rough-in only, fixture, controller and mounting has not been proposed.

Heated Floor: Provide the labor and electrical wiring components to install the heated floor elements, sensors, and controller that you provide.

Electric Panel Circuits

15 A Circuit- 14-2 Romex wire and 15a circuit ran to the 1st electrical box on the circuit, typically called a home run

20 A Circuit- 12-2 Romex wire and 20a circuit ran to the 1st electrical box on the circuit, typically called a home run

Summary Electrical

Room	Master Bath Room- main	Stool Room	His Closet	Her Closet	Linen Closet	Vanity Room	His Vanity Closet	Her Vanity Closet	Shower
Lt box	3		2	2		6			2
Can Type LED	3		2	2		4			2
S1		2	1	1		2			1
S3	2								
110V REC	4		2	2			1	1	
110V GFI- 20a		1				2			
Electric Floor Heat						1			
Fan & Light		1				1			

BASEBOARD HEAT						1			
15 A Circuit	1								
20 A Circuit		1							
Total Per Each Room	13	5	7	7		17	1	1	5

Insulation

Walls: Provide and install R-13 fiberglass bat insulation to the exposed exterior wall stud cavities.

Drywall

1/2" Plain- Hang 1/2" plain sheetrock to the new framing finished room areas. (Not including the unfinished areas such as utility, storage, and furnace rooms.)

Moisture Rated Sheetrock- Install 1/2" green board to shower area or specified area.

Beads: Apply metal corner bead to the outside corners and secure with screws.

Tape Coat: Provide a tape coat to all sheetrock. This tape coat will provide the required fire rating to rated walls.

Fill & Finish: Apply joint compound to fill and finish the exposed walls and ceilings.

Sanding: Sand the exposed wall and ceiling smooth ready to primer and touch up.

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

Cabinets

Cabinets by Others- We will work with a third-party cabinet fabrication company and accommodate the construction details and placement of the cabinets that you select and provide.

Millwork

Doors- Provide the following-2) 2-4 Closet entry doors, 1) 2-4 toilet room entry door, 1) 2-6 Linen closet Bifold, 2) 2-0 Vanity closet bi-fold doors. Doors to be paint grade doors, similar to the existing style and pattern with jamb and colonial style casing.

Window & Door Trim- Provide colonial paint grade casings for doors and windows with related trim.

Base & Base shoe- Provide standard pattern baseboard to the walls and base shoe to the hard surface flooring areas.

Closet Shelf & Rod- Fabricate particle board paint grade shelving to the proposed pantry area.

Ceramic Wall Tile- Shower interior area

Labor for Tile Installation: We will provide the labor to install the ceramic tile, mastic, grout and color matching caulk that you provide to the following

Note: Special pattern, accent tile, wide grout spacing's, sealer or other upgrades are available optionally. Please let us know if you have special tiling instructions.

Ceramic Flooring

Scope- we propose to install the ceramic tile flooring to the main bathroom hallway, toilet room, linen closet, vanity room, shower base, and Vanity Closet areas. The remaining closet areas are anticipated to be provided by others and have not been proposed.

Note: We propose to provide the labor and equipment to install the tile and related products. You will provide the mastic, tile or vinyl flooring, grout and color related caulking and other products needed.

Note: Special pattern, additional accent tile, wide grout spacing's additional, sealer or other upgrades are available optionally. Please let us know if you have special tiling instructions.

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.

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

Special Pattern: Install the tile on a special pattern as per the design that you provide.

Bathroom Baseboard: Install cut ceramic tile to the ceramic tile floor areas. The baseboard tile to be approx. 3" in height, by the factory tile length. Caulk the top of the exposed cut edges. Alternately, you may provide bull nose tile in lieu of cut tile.

Job Clean Up & Disposal

Trash and Disposal

Hauling- Provide trash disposal trailer or dumpster placed on job site. Please provide us access close to the entry areas of your home (in yard or driveway possibly)?

Clean Up: Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

Additional Items and Upgrades

Submerged Shower Floor: Modify the existing floor structure by providing perimeter wall and stabilized footing grade beam in your basement area below the shower. Cut the existing floor joist and install floor structure approx. 3 1/2" below the existing floor level. This will be built to accommodate the floor level entry concrete shower base. Frame the floor using 2x dimensional lumber and 3/4" floor sheeting. Place upon vertical support.

Casement Transom window- Replacement of 1) casement and transom unit. The new window will be white vinyl thermal glass, standard screens, casement type made to fit your existing opening. Install and trim the interior and exterior.

Crown Moldings

Crown Molding- Install 3 1/2" crown to the designated room wall/ceiling angles.

Painting

Exterior Painting

Window Painting- Paint the exterior of the new window and trim. If the exterior sidewall finish is disrupted, spot paint.

Interior Painting

Wallboard Primer: Prime the new drywall with latex primer and touch up any drywall blemishes that are detected at that time. Note: Further spackling or touch up to be done by paint crew)

Millwork and Cabinet Primer: Apply primer to the wood surface in preparation for paint.

Painting Preparation

Masking: Mask off the millwork in preparation for wall painting.

Wall Masking: Mask off the walls and floor for painting work

Ceiling 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

Vanity Painting: Prep and paint the vanity exterior with white paint similar to the existing. Note: if the interior of the vanity requires painting please request a supplement to this proposal.

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

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

Base Shoe Painting: Touch up the base shoe after it is installed.

Shelving Painting: Paint the shelving with interior latex paint.

Cabinet Painting & Finishing

Cabinet Painting- Prep and paint the designated cabinets with latex enamel paint per the one color that you select.

Wall Painting

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

Estimated (2021) Total all items above	\$	\$55,000-
		\$60,000

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

SINCERELY



RICHARD H. GERCKEN Pres.
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