



## 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)

### Scope of Work- Master Bathroom

Scope: To remove the existing whirlpool tub, the existing shower wall tile and base, the existing sink lights, mirror (salvage as possible), sink top, vanity doors, drawer and fronts, the existing shower door, a portion of the shower entry wall, modify the sink/toilet wall, baseboard where effected. Form and pour a new shower base, ceramic tile the base and shower walls, install 2) shower faucets, corner seat, free standing tub and faucet, relocate the two wall light fixtures, finish the drywall smooth ready for paint, paint the ceiling, cabinets, trim/doors, and walls. Install ceramic tile flooring, with elect. heated floor, set new sink top, faucets, toilet, mount towel bars, toilet paper holder and grab bar in shower. See below for details.

### 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 permits vary, 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, furnishings, blinds, shades 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. Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

### Demolition

### Remove the following

### Bath Demolition

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not for profit organizations.

**Sink Light(s)**- Remove and discard

**Mirror (s)-Salvage and Reuse**- 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

**Sink Faucet(s)**- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

**Vanity Sink Top**- Remove the existing sink top

**Vanity**- Remove the existing vanity and **salvage to be reset** or modified and reset.

**Stool**: Disconnect, detach and remove the stool- **Discard**

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

**Exhaust Fan & Light**- Disconnect and remove the existing exhaust fan & light unit

## **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.

**Water Shut-Off(s)**- Some existing fixture water shut-offs are found to be leaking when the water supply line is disconnected indicating a need for replacement. Replacement shut offs, installed in place of existing will cost \$39.00 each labor and materials.

**Tub Wall Tile**- Remove the existing tile and backing board to expose the framed wall.

**Shower Wall Tile**- Remove the existing tile and backing board to expose the framed wall.

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

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

**Whirlpool Tub Deck Faucet**- Remove the accessible tub deck faucet and cap off the water lines.

**Whirlpool Tub Removal**- Detach the water supply lines and cap off, detach the drain, remove the tub unit and discard.

**Whirlpool Tub Enclosure Removal**- Dismantle and remove the whirlpool tub enclosure to expose the sub floor and framed wall.

**Whirlpool Tub Skirting (Face)**- Remove the existing face enclosure from the whirlpool tub.

**Light Fixtures**- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

**Remove Wallboard from Walls**- Remove the existing sheetrock from the proposed wall area(s) to expose the framed structure.

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

**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.

**Carpet**- Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

**Wall Removal**- Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

## **Framing**

**Shower 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 via supplement identifying the additional concealed modification needed.

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

**Niche - Wall Cavity Recess:** Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

**Toilet Privacy Wall-** Build or modify the existing wall adjacent to the stool per the proposed plan. Note: Concealed items in the wall may be discovered and require expanding the scope of work. If encountered, we will provide a supplement to this proposal.

## Windows

None: Window removal, replacement or modification has not been proposed.

## HVAC

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

**Exhaust Vent-** Use Existing Fan Vent- Connect the new fan & light unit 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.

#### Tub Fixture

**Free Standing Tub-** Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

### Water Supply Piping and Fixtures

#### Bathtub Water Supply Relocation

**Shower Faucet:** Mount the valve assembly, shower head adapter and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

**Tub Faucet:** Mount the valve assembly and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and tub spout.

## Electrical Rough-in

**Wall Light Box Relocation-** Open the wall to expose the framing, connect to the existing electrical, install box to accommodate 2) surface mounted light fixtures. Drywall repair will be required.

### **Switches- Switching**

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

### **110v Power Receptacles**

**110V Receptacle-** Standard dual outlet three prongs, 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.

**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.

**Use Existing Circuits-** New home run for new circuits has not been 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 exterior wall cavity voids.

## **Drywall**

**Ceiling Trowel Smooth-** Apply joint compound to the existing ceiling texture and trowel smooth. Sand smooth ready for primer or paint.

**Hang the sheetrock:** Provide the labor to hang the sheetrock in the designated area

**1/2" Plain-** Hang 1/2" plain sheetrock to the

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

### **Drywall Finishing**

**Wall Spot Repair- Around Shower or fixture.** Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

**Walls & Ceiling- Fill & Finish** apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

### **Drywall Texture Finish**

**None-** Ceiling or wall texture has not been proposed

## **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.

**Vanity Door & Door Face Update-** Fabricate new cabinet doors, drawer and blank faces using paint grade materials.

**Linen Cabinet Installation-** Provide the labor and fasteners to set and anchor a preassembled single width linen cabinet. Includes installing the wall scribe molding at the wall and where applicable, the crown or head trim.

## Sink Top(s)

### Millwork- Doors & Trim

**Paint Grade-** The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

**Baseboard Supply New-** Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

**Baseboard Reinstallation-** Reinstall the original baseboard to the existing walls.

**Base shoe Supply New -** Provide standard base shoe to the hard surface flooring areas.

**Base Shoe Reinstallation-** 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:** We will provide the labor and equipment to install your tile products to the designated shower wall area up to 80" in height (see option for tiling the wall to the ceiling). 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.

**Tile to The Ceiling-** The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall (to the ceiling)

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

**Double Niche Tile-** Install selected tile to the back, face and shelf of the double niche. Accommodates either a manufactured or a tile fabricated shelf.

**Corner Seat Installation-** Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fill the corner bench stainless steel frame and finish ready for ceramic tile installation.

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

### Bathroom Wall Tile-Wainscoting

None- Wall tile in the main bathroom area outside the shower, has not been proposed.

## Flooring

## Ceramic Flooring

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

**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.

## Painting

### Ceiling Painting

**Ceiling:** Paint the ceiling with interior latex flat white paint.

### Door Painting/Finishing

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

### Trim Painting/Finishing

**Paint Trim-** Paint the proposed trim with latex paint.

**Baseboard Painting:** Paint the baseboard, casing and base shoe with interior latex paint that you provide.

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

### Cabinet Painting & Finishing

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

**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.

### 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 drain

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

**Tub Faucet Trim Installation-** Install the Tub trim, including the handle(s), escheons, and tub spout.

**Toilet Installation:** 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. Note: some toilets require servicing of tank seals or other components. Rebuilding or servicing of your original toilet may exceed the value of the used toilet. The cost of repairing an existing stool has not been included in this proposal.

## Finish Electrical- Fixture and Device Mounting-

Installation labor

**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 Receptacle-**

**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.

## **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.

**Cabinet Pulls & Handles-** drill and install the cabinet pulls and handles on the cabinet(s).

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

## **Shower Enclosure and Mirror(s)**

**None-** Shower Door/Enclosure installation has not been proposed

**Mirror Reinstall-** Reinstall the original, salvaged mirror as possible. Note: Some mirrors will not survive being removed and may have to be discarded.

**Shower Door & Enclosure-** Provided and installed by others, has not been 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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### **Estimated Total Contractor's Work –**

**Master Bathroom Project as Listed Above:**

**\$26,000 - \$30,000**

**Estimated Bathroom Fixtures & Finishes estimated before tax**

**\$7,000 - \$10,000**

**Estimated Total Project with Estimated Fixtures & Finishes**

**\$33,000 - \$40,000**



## Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected and Supplied Items**. The cost of the Fixtures & Finishes is separate from the Contractors Work proposal. The following is intended to aid your selection and purchasing process. These items require your selection and purchase. The dollar amounts shown are examples, your final selections may be more or less, it is your choice what fixtures and finishes you select and provide

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
<b>Sink</b>						
Vanity	Vanity	New Doors/drawer fronts	Ea.	1	650.00	650.00
Sink Top	Top	Premanufactured	Ea.	1	800.00	800.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
<b>Cabinets</b>						
Linen Cabinet				1	400.00	400.00
<b>Bathtub/Shower</b>						
Free Standing Tub				1	1000.00	1000.00
Tub/Shower Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00
<b>Shower</b>						
Base	<b>Small Mosaic Tile</b>	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	<b>32</b>	3.49	111.16
<b>Faucet(s)</b>			Ea.	2	160.00	320.00
<b>Walls</b>	<b>Ceramic Tile</b>		Sq Ft	<b>134</b>	2.49	334.66
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	15	2.00	30.80
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	33	1.50	49.80
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Door & Glass	1/2 wall glass	30" x 42" (verify before purchasing)	Ea.	1	300.00	300.00



	Glass Entry Door	Approx. Size- Exact Fit after tile is completed , typical glass shop door installed.	Ea.	1	800.00	800.00
Grab Bars	Surface Mounted Bar(s)		Ea.	1	49.00	49.00
<b>Flooring</b>						
<b>Heated Floor</b>	30" wide mat	110V	Ln Ft	20	20.00	400.00
	Controller	110v	Ea.	1	177.00	177.00
Ceramic Tile			Sq Ft	125	2.50	312.00
Mastic		VersaBond 50 lb. Thinset Mortar	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Color Match Caulk		Tubes	2	4	4.99	19.96
Transition Strips		if needed	Ea.	1	29.00	29.00
<b>Toilet</b>						
Toilet		Per your selection	Ea.	1	89.00	89.00
Toilet Seat			Ea.	1	29.00	29.00
<b>Ventilation</b>						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
<b>Hardware</b>						
Cabinet Pulls		Depending on the vanity you purchase	Ea.	8	3.48	27.84
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Grab Bar	In Shower or Toilet area	24-48" per your selection	Ea.	1	49.00	49.00

**Bathroom Fixtures & Finishes estimated before tax \$ 6917.13**

**Note: You will pay directly to the supplying vendor. These items are not supplied by GCS, handled or marked up. You pay the direct purchase price, which saves you money!**

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

SINCERELY



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