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### RE: Master Bathroom & Sunroom

Remove the jetted tub and small shower, demo closet and extend bathroom space and reconfigure, install free-standing tub, walk-in shower. Sunroom floor and exterior door.

Thank you for inquiring about the Master Bathroom & Sunroom 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- Master Bath

Scope: To demo and remodel the Master Bathroom- Remove the existing vanity & Sink top, faucets, shower assembly, whirlpool tub, hall coat closet, and master clothes closet. Build the new walls per the floorplan drawing. Relocate the electrical for the sink, ceiling lighting, GFCI outlets and exhaust fan. Replumb the drains and vents to accommodate the new plan, install Pex water piping extensions to the new fixture locations. Fill in any disrupted wall insulation, install drywall finished smooth ready for paint. Set new vanity. Build new walk-in shower, concrete shower base with tile finish, ceramic tile the walls, 1) recessed niche for soap and shampoo, set freestanding tub and faucet, set sink top and faucets and set toilet. Install closet door, clothes rod and shelves, baseboard in closet. Paint ceiling, trim/doors and walls. See details below

### 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 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)-** Remove and discard

**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.

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

#### **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.

**Bath Wall Finish- Drywall -** Remove the existing drywall from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

**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-Fiberglass:** 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.

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

**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.

**Ceramic 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.



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

**Entry Door-** Remove the existing entry door to expose the rough opening

## 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 standard 8' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

## Bathroom Framing

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

**Shower Curb-** Fabricate the shower curb to accommodate the concrete shower pan.

**Entry Door Opening:** Relocate or modify the door rough opening size. Standard wall height

**Clothes Closet-** Frame clothes closet per the proposed plan. To include the framed walls and entry opening.

**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.

## Windows

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

## HVAC

**Supply & Return Ducts:** None proposed.

**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

### Drain & Venting

**Fixture Relocation:** Reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

### 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**

**Bathroom Water Lines:** Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

### **Sink Water Supply Relocations**

### **Toilet Water Supply Relocation**

### **Bathtub Water Supply Relocation**

### **Shower 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**

### **Electrical Demolition-**

**Sink Light Box Relocation-** Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair will be required.

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

**LED Disc Light-** Nextwave or equiv. 15w LED fixture

### **Switches- Switching**

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

### **110v Power Receptacles**

**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 Panel Circuits**

**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**

**Drywall Demolition-** Remove the existing sheetrock from the proposed areas to expose the framed structure.



**Ceiling Texture Removal-** Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

**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 **newly framed walls**

**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 & Vanity's**

**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- Doors & Trim**

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

**Doors-** Provide the following:

4-0 Door Unit- For Closet entry

**Door Casing Reinstallation-** Reinstall the original casing trim to the existing door.

**Window Casing Reinstallation-** Reinstall the original window casing trim to the existing window.

**Door Casing-** Install standard casing to the door opening

**Window Casing-** Install standard casing to the window

**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

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

## **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.

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

**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 wet area (tub or shower) has not been proposed.

### Tub Ceramic Tile

**None-** Ceramic Tile at the Tub has not been proposed

## 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 Ceramic Baseboard:** Install ceramic tile in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge or cut tile that is caulked on the top edge.

## Painting

### Painting Scope of Work-

### 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.

**Closet Shelf & Rod Painting-** Paint the closet shelf and rod

## **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

**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.

**Receptacles-** Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

**Switches-** Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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

**GFCI Receptacle-**

## **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.

**Door Locksets-** Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

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

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

**Mirror-** Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

## 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.

**Total Contractors Work** for Master Bathroom Project as Listed Above \$ 27750.00

### 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	Premanufactured	Ea.	1	900.00	900.00
Sink Top	Top	Premanufactured	Ea.	1	800.00	800.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
<b>Bathtub/Shower</b>						
Free Standing Tub		Lowes has a nice one for 950.00		1	950.00	950.00
<b>Shower</b>						
<b>Faucet(s)</b>	Shower or Tub/Shower faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	2	160.00	320.00
<b>Walls</b>	<b>Ceramic Tile</b>		Sq Ft	144	2.49	358.56
	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	16	2.00	32.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	34	1.50	51.30
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00



	Color Match Caulking	color select	Ea.	4	5.99	23.96
<b>Glass &amp; Glazing</b>						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.	Ea.	1	800.00	800.00
<b>Flooring</b>						
<b>Heated Floor</b>	30" wide mat	110V- If you decide to have a heated floor	Ln Ft	20	25.00	500.00
	Controller		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
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	42	2.50	105.00
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.	1	3.48	3.48
Locksets for doors		Knob and Pocket types	Ea.	1	24.00	24.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
<b>Specialty Items</b>						
Rolling Barn Door	Door & Track	30" wide opening- if you want to add a door	Ea.	1	399.00	399.00

**Bathroom Fixtures & Finishes estimated before tax \$ 6311.22**

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!

## Typical Payment Terms

Payment Terms- <b>GCS Contractors work</b>	27750.00
Contract Signing Deposit	5550.00
Start of Plumbing	6937.50
Start of Drywall	6937.50
Start of Tile Installation	5550.00
Completion	2775.00
Total \$	27750.00

## Project Summary Totals

Total <b>Contractors Work</b> for Master Bathroom Project as Listed Above	\$	25,000.00
Bathroom Fixtures & Finishes estimated before tax	\$	7,500.00
Total Project with Estimated Fixtures & Finishes	\$	32,500.00

## 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 \$ 850.00**

Heated Floor Components						
Heated Floor	30" wide mat	110V- If you decide to have a heated floor	Ln Ft	20	28.00	560.00
	Controller		Ea.	1	177.00	177.00
Total Estimated Heated Floor Cost					\$	737.00

Total to Add the Heated Floor Installation \$ 850.00

Total Estimated Heated Floor Cost \$ 737.00

Total Estimated Heated Floor Cost Installed \$ 1587.00