



GERCKEN COMPANY LLC.

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Scope of Work- Remodel Master Bath. Remove whirlpool tub and replace with Walk In Tile Shower with Tile walls, Tile floor, Accent tile and Decorative Niche. Wrap window with tile. New tile flooring in entire bathroom. Reset the Stool.

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

Demolition Scope of Work: Demo whirlpool tub and surroundings, remove shower. Remove flooring.

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.

Bath Demolition

Stool: Disconnect, detach and remove the stool- Reset or set new stool.

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

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.

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

Bathroom Fixtures Removal

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.

Shower Unit: Detach the existing drain, remove the existing fiberglass shower, and discard.

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.

Flooring Removal

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

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

Shower Seat: Frame a shower seat per the proposed layout. Prep for tile.

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

Wrap glass block window with tile

HVAC

HVAC work has not been proposed

Plumbing-Rough in

Use Existing Ground Rough- The ground rough-in plumbing drains and vents are existing. Utilize the existing piping and set fixtures at their roughed in locations.

Top Rough Plumbing

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:

Shower

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.

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

Electrical Rough-in

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

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

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the upper walls above the proposed tile backing board, on tub or Tub/shower walls. Tape and finish any exposed seams.

Tile Backing Board- Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

Cabinets & Vanity's

None- Cabinet work has not been proposed

Sink Top(s)

None- New sink tops or modification of the existing has not been proposed.

Millwork- Doors & Trim

None Proposed- new or replacement millwork, doors, trim, base or base shoe has not been proposed.

Linen Shelves- Provide 5) linen shelves, 2) 16" deep shelves and 3) 12" shelves made of bull nose particle board shelf material mounted to the wall using 1x2 or euiv wall nailers.

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

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.

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.

Box Seat Tile Installation- Tile the front and top of the seated bench enclosure.

Flooring

Ceramic Flooring

Cut Existing Tile Flooring- To accommodate a proposed fixture, establish the cut line in the existing floor tile. Cut the tile and remove the portion indicated for the fixture placement. Note: Not all tile will accommodate cutting or modification in place and may break, chip or crack. If so, replacement of the entire floor may be required and will be considered additional work. If encountered, GCS will provide a quote for the replacement of the floor and additional cost.

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

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

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

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

None- Electrical fixtures and device installation has not been proposed.

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.

Towel Ring- Mount towel ring where indicated.

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.

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

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.

Total Contractors Work for Master Bathroom Project as Listed Above \$17,198.73

Bathroom Fixtures and Finishes Purchasing Guide						
Specialty Cabinet				1		450.00
Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	24	3.49	83.76
	Base Entry Sill		Ln Ft	1	30.00	30.00
Shower Faucet	Shower faucet with hand held shower head	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
Wall Tile	Ceramic Tile		Sq Ft	98	2.49	244.02
	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	30.40
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	31	1.50	46.20
	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	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	800.00	800.00
Grab Bars	Surface Mounted Bar(s)		Ea.	3	49.00	147.00
Ceramic Tile			Sq Ft	86	2.50	216.00
	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
Toilet		Per your selection	Ea.	1	159.00	159.00
Toilet Seat			Ea.	1	29.00	29.00
Towel Bars			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 2800.26

ote: 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!

Total Contractors Work for Master Bathroom Project as Listed Above \$17,198.73

Bathroom Fixtures & Finishes estimated before tax \$2,800.26

Total Project with Estimated Fixtures & Finishes \$19,998.99

Typical Payment Terms

Payment Terms- GCS Contractors work	17289.71
Contract Signing Deposit	3457.94
Start of Plumbing	4322.43
Start of Drywall	4322.43
Start of Tile Installation	3457.94
Completion	1728.97
Total \$	17289.71

Financial Consideration- If you would like to finance all or part of the above amounts, we have third party lenders with competitive terms. We also can take credit cards (with 3% fee). Whatever your financial needs are, we likely have a solution to get your project started! Just let us know how we can help.

Project Commencement- We typically run 4-6 weeks for new project startups. The typical duration of a bathroom project is approx. 15 working days. The actual time will vary with the details and extent, specific to your project.

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

SINCERELY

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

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

Vendor Referrals

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
Cabinets	RJ Custom Cabinets	Rhonda McGinnis	6410 US-69, Pleasant Valley, MO 64068		816-803-5593
	Home Depot Cabinet Dept		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	https://www.thertastore.com/	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		https://www.cliqstudios.com/	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		https://www.highlandcabinetry.com/	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	http://www.millerscabinets.com/	(816) 630-2111
Tops	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	http://tiffanymarbleinc.com/	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	https://midlandmarble.com/	(816) 257-2000
	Hallmark Stone		7440 E 12th St, Kansas City, MO 64126		(816) 241-8554
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	https://www.bracostone.com/	(816) 471-5005
Glass Shops	Precision Glass Services		8712, 6601 Royal St # F, Pleasant Valley, MO 64068		(816) 781-0087
	Santa Fe Glass				
	Fountain Glass	David Delafauente	15815 W 110th St, Lenexa, KS 66219	https://www.fountainglass.com/	(913) 764-6014
Ceramic Tile	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	Many other suppliers around town				
Plumbing Fixtures	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140