

Since 1981

40 Years of Service



## 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 BATH REMODEL & GUEST BATH REMODEL

### 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.

### Master Bedroom Demolition

**Demolition Scope of Work: Tub/Shower Unit & Base. Repair leak in wall behind the Shower.**

### 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.

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

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

### Bathroom Built-in 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.

## Framing

None Proposed- Framing, carpentry and structural modifications have not been proposed.

**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.

## HVAC

HVAC work has not been proposed

## Ground Rough

### Top Rough Plumbing

**Drum Trap:** Cut out and remove existing drum trap. Note: If the Drum trap is concealed behind wall and not accessible we will leave in place.

### Shower

**Manufactured Shower Base- Install** fiberglass shower base, (by others), install the drain strainer assembly and connect to the existing drain piping.

**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.

**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

## 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

**None Proposed-** Drywall hanging, finishing, touch up or modification work has not been identified or proposed.

**Drywall:** Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for paint.

### Drywall Finishing

**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.

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

## **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.

## **Ceramic Tile Work**

### **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.

**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.

## **Flooring**

**None Proposed-** Flooring preparation and installation work- has not been proposed

## **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, esccheons, and shower head.

**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

None- Hardware modification or installation has not been proposed.

## Shower Enclosure's & Doors

**Shower Door Installation-** Provide the labor to install a pre manufactured compatible shower door fitted for the proposed opening. To include cutting the provided metal frame and mounting components, fastening in place, hanging the door(s), adjusting for alignment and caulking.

## Mirror(s)

**None-** Mirror installation has not been proposed

## Job Clean Up & Disposal

**Pick-up Truck Hauling-** Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2 ton load whichever is applicable.

**Clean Up:** Remove all construction debris from the job site and sweep the floor.

**ESTIMATED (2021) TOTAL FOR MASTER BATH - \$24,000 - \$26,000**

**ESTIMATED (2021) TOTAL FOR GUEST BATH - \$12,000 - \$14,000**

**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 6 - 8 weeks for new project startups. The typical duration of a bathroom project is approx. 18+ 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 Master and Guest Bath projects.

SINCERELY



**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
<b>Cabinets</b>	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	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	<a href="https://www.lowes.com/store/MO-Liberty">https://www.lowes.com/store/MO-Liberty</a>	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	<a href="https://www.thertastore.com/">https://www.thertastore.com/</a>	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		<a href="https://www.cliqstudios.com/">https://www.cliqstudios.com/</a>	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		<a href="https://www.highlandcabinetry.com/">https://www.highlandcabinetry.com/</a>	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	<a href="http://www.millerscabinets.com/">http://www.millerscabinets.com/</a>	(816) 630-2111
<b>Tops</b>	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	<a href="http://tiffanymarbleinc.com/">http://tiffanymarbleinc.com/</a>	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	<a href="https://midlandmarble.com/">https://midlandmarble.com/</a>	(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	<a href="https://www.bracostone.com/">https://www.bracostone.com/</a>	(816) 471-5005
<b>Glass Shops</b>	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	<a href="https://www.fountainglass.com/">https://www.fountainglass.com/</a>	(913) 764-6014
<b>Ceramic Tile</b>	Home Depot		8598 N Church Rd, Kansas City, MO 64157	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	<a href="https://www.lowes.com/store/MO-Liberty">https://www.lowes.com/store/MO-Liberty</a>	(816) 407-2140
	Many other suppliers around town				
<b>Plumbing Fixtures</b>	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	<a href="https://www.lowes.com/store/MO-Liberty">https://www.lowes.com/store/MO-Liberty</a>	(816) 407-2140