



## **GERCKEN COMPANY LLC.**

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### **Scope of Work- Added Bathroom with Laundry**



**Scope:** To build a new bathroom in the area where the laundry is now. Demo the existing wall and floor finishes to expose the frame cavities. Frame the new walls for the bathroom divider wall and laundry separation wall.

Install drains, vents and water lines for a full bath and laundry. Install electrical to accommodate laundry, 110v GFI for bathroom, bathroom sink light, exhaust fan & light, electric heated floor, vent for exhaust fan, fill in wall insulation, Sheetrock the new wall and the bathroom walls, finished ready for paint (by others), spot in the ceiling texture on

the hallway side of the new wall. Install pocket door, 1x6 baseboard, 1x4 window trim and 1x4 casing for the new door. Prep the subfloor by installing concrete backing board, the elect heating element and mosaic tile. Set the new free-standing tub, sink and toilet. Set the new laundry equipment, sink light fixture and floor heating controller. See the details below

### **Heated Floor Installation Option**

### **Preliminary Requirements Design & Blueprints**

**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 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

### 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.

### Remove the following

### Appliance Removal

**Washing Machine-** Shut off the water supply at the laundry connection, unplug the power and remove the washing machine from its current location.

**Clothes Dryer-** Disconnect the existing dryer vent, unplug the dryer and remove it from its current location.

### Cabinet & Tops Demolition

**Cabinet Removal-** Detach and remove the existing cabinets

**Water & Drains to Laundry-** Detach and remove the shut offs and standpipe or recessed laundry box.

**Dryer Electric & Vent-** Remove the existing electrical supply and exhaust vent serving the existing dryer

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

**Wall Finish- Plaster & Lath-** Remove the existing plaster and lath to expose the framed structure

**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.

**Wood Flooring-** Remove interlocking or tongue and groove flooring

## 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

**Laundry Closet or Alcove-** Frame the area for the proposed laundry equipment- see plan layout

**Pocket Door Frame-** Modify the framed wall and install a rolling pocket door frame, rough-in. See millwork for the door slab and finish hardware.

**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 sheathing 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.

## 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- 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.

**Dryer Vent:** Provide dryer vent extended through the exterior wall and provide damper. (less dryer connection)

## Plumbing-Rough in

### Top Rough Plumbing

**Drains & Vents Full Bathroom:** We will install drain piping and extend vent to existing vent exposed and accessible.

**Drains & Vents Laundry:** We will install drain and vent piping to accommodate the Laundry

**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:

### 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.

**Fixture Water Piping:** Connect to the existing piping and extend to the new fixture locations. Stub through wall or floor for rough-in and cap off. If specific location of the water supply stub is required, please identify this need while the piping is being placed.

**Bathroom 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.

## **Laundry Area**

**Washing Machine Recessed Laundry Box-** Set and connect a recessed laundry box. Connect water and drain lines to the existing.

**Washing Machine Floor Pan:** Provide a flood pan to set in the proposed washing machine location. Install drain line for flood relief and route to an existing floor drain for an indirect waste or connect to drain and provide trap.

## **Electrical Rough-in**

**Electrical Scope of Work-** Remove the existing light fixture and exhaust fan and mount new ones in place of the existing.

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

### **Switches- Switching**

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

### **110v Power Receptacles**

**HOV 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.

**220V DRYER CIR-** 30a circuit w/ outlet to match your dryer cord. Typically, and per code, a four prong outlet.

**HOV Washer Circuit-** 110v 15a outlet and circuit

### **Electric Panel Circuits**

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

**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 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<sup>11</sup> plain sheetrock to the

**Drywall Finishing**

**TOTAL ESTIMATED (2021) PROJECT COST \$30,000 - \$32,000**

**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).

**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 **Convert space near Master Bedroom into a Master Bath** project.

SINCERELY

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