

Since 1981

40 Years of Service



## GERCKEN COMPANY LLC.

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**Scope of Work- Remodel Master Bathroom to include Install New: Walk-In Shower with New Concrete Base, Tile Walls and Floor, Niche, Accent Stripe, Light, Quartz Bench with Tile Facing. Center both the LED Ceiling Light over the Shower & center both Shower Faucets. Install New: Tile Flooring; Tile Backsplash behind Vanity & Jacuzzi; Tile around Jacuzzi. Finish Ceiling with Smooth Finish. Install 2 new Lights over the current Vanity. Set new Stool. Remove 2 Sink Faucets & Jacuzzi Faucet.**

### 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: Shower Base, Flooring , Lighting over Vanity, Stool.**

### 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

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

**Mirror(s)-** Stays intact

**Towel Bars-** Stays intact

**Toilet Paper Rack-** Stays intact

**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-** Stays intact

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

**Ceiling Texture Removal-** Scrape the existing ceiling texture to expose the surface below. Note: in some instances, the texture will not come off and other means may be required.

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

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

### Flooring Removal

**Ceramic Flooring:** Remove the existing flooring and expose the sub floor. Haul debris from premise.

## Framing

### Bathroom Framing

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

**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

**HVAC work has** not been proposed

## Plumbing-Rough in

**None-Changes to the existing under slab or internal wall piping** -has not been anticipated or proposed.

**Shower Drain Relocation-** Open the floor to relocate the shower drain. Connect to the existing drain.

### 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.

**(2) Shower Faucets:** 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.

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

## Electrical Rough-in

**Shower 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.

**LED Disc Light Centered in Shower area- Nextwave** or equiv. 15w LED fixture

**Use Existing Circuits-** New home run for new circuits has not been proposed.

## Insulation

**None Proposed-** Insulation work has not been identified or proposed.

## Drywall

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

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

## Cabinets & Vanity's

**None-** Cabinet work has not been proposed

## Sink Top(s)

**None-** New sink tops to be set by supplier.

## 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.

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

## 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.

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

## 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.

## Painting

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

## 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, esccheons, and shower head.

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

**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

**Light Fixture(s)-** Install the surface mounted fixture compatible with the existing electrical box and wiring.

## **Hardware Installation**

None- Hardware modification or installation has not been proposed.

## **Shower Enclosure's & Doors**

**Shower Door - To be installed by manufacturer**

## **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, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

## **Estimated Total Contractors Work for Master**

**Bathroom Project as Listed Above:** **\$14,000-\$16,000**

**Estimated Bathroom Fixtures & Finishes estimated before tax:** **\$2,500-\$4500**

**Estimated Total Project with Estimated Fixtures & Finishes** **\$16,500-\$20,500**

**NOTE:** Material was upgraded from original estimate which is a significant increase in installation cost.

## Bathroom Fixtures and Finishes Purchasing Guide

Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	20	3.49	69.80
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	120	2.49	298.80
	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	14	2.00	28.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	38	1.50	57.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Glass & Glazing						
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
Flooring						
Ceramic Tile			Sq Ft	114	2.50	285.00
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	2	4.99	9.98

Bathroom Fixtures & Finishes estimated before tax \$ 1975.50

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

*Ric Lutz*

**RIC LUTZ**  
**Sales Manager**  
**GERCKEN CONSTRUCTION SERVICES LLC.**  
A dba of GERCKEN COMPANY LLC.

## FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
	Fountain Glass	David Delafauente	15815 W. 110th St. Lenexa, KS 66219	<a href="http://FountainGlass.com">FountainGlass.com</a>	913-764-6014