



GERCKEN COMPANY LLC.

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Scope of Work- Remodel Lower-Level Bathroom to include Installing New: Entry door from Bedroom and new Door to Closet Area (in unfinished area). We will Install New: Zero Entry Expanded Walk-In Shower (approx. 30" x 67" by recapturing space north of shower) with Tile Floor, Tile Walls, Tile Corner Seat, Tile Shampoo Niche, Tile Accent Stripe, Showerhead with Handheld Unit. We will also install New: Vanity, Stool, Mirror, Light over Vanity & Towel Bar. New Laminate Flooring. We will Wall Up the existing Bathroom entry door.

Preliminary Requirements

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 varies, 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, Vanity & Top, Flooring, Lighting, Mirrors, Stool, Entry Door, 2 Walls to allow for 2 new Doors.

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

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Towel Bars- Remove the existing towel bar(s), salvage for reinstallation

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

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

Millwork-Doors & Trim Removal

Door(s)- Remove the entry door(s)

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.

Bathroom Built-in Fixtures Removal

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.

Electrical Demolition

Chase Wall Removal- Remove the existing wall(s) to accommodate the expanded New Shower.

Note: Structural limitations may impact the proposed structural plan.

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

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)

Remodeling Structural Modifications

Wall Removal: Remove the designated portion of the proposed wall to expand the shower area. Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available via supplement identifying the additional concealed modification needed.

Bathroom Framing

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

Relocate the entry Door Opening from Bedroom to Bathroom & New Door Opening to closet area: Standard wall height

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.

HVAC

HVAC work has not been proposed

Plumbing-Rough in Ground Rough

Sink Drain Relocation- Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

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

Shower

Flush Entry Shower Base- Provide and install a flush entry shower floor system. Set the manufactured shower base and water seal. Connect to the drain.

Sink Water Supply Relocations

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.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Electrical Rough-in

Electrical Demolition Description- Reroute wiring if encountered in the new door openings proposed.

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.

110v Power Receptacles

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

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 2 new door 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.

Door to be Walled Up Patch: Install sheetrock and finish smooth to adjoining walls. Sand ready for primer and touch up.

Door wrapped Opening(s)- Install sheetrock to the door opening and finish 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.

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) **Note:** This applies to premanufactured tops including sink bowl(s). If top modification, fabrication, assembly and or sink setting and attachment are required, an additional charge will apply.

Millwork- Doors & Trim

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

Split Jamb Door Installation- Install the split jamb door unit into an existing and compatibility sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

2-0 Door Unit (we will use her current entry door also)

Relocate the Existing Door- Remove as possible the existing door, jamb, and casing. Reinstall in the proposed location. Note: door may show distress from disruption. If the door or components require replacement, the cost will be added to this proposal.

Door Casing- Install standard casing to the door opening

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x 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 Shower 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.

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

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 a sink faucet and pop-up drain

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

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

Handheld Shower Assembly- Mount holder bracket and connect a handheld 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.

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

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.

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

Shower Enclosure's & Doors

Shower Door - To be installed by manufacturer

Mirror(s)

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.

Estimated Contractors Work Downstairs Bathroom Project as Listed Above \$ 18,000-\$20,000

Estimated Bathroom Fixtures & Finishes estimated before tax \$ 2,500-\$4,500

Estimated Total Project with Estimated Fixtures & Finishes \$ 20,500-\$24,500

Bathroom Fixtures and Finishes Purchasing Guide

Sink						
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	439.00	439.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	18	3.49	62.17
Shower Faucet	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	103	2.49	255.77
	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	26	1.50	39.00
	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	1000.00	1000.00
Flooring						
Ceramic Tile			Sq Ft	50	2.50	126.00
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	50	2.50	126.00
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Hardware						
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

Bathroom Fixtures & Finishes estimated before tax \$ 2745.90

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
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
VANITIES & 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	HomeDepot.com	816-415-2269
	Lowe's Cabinet Dept	Fenton	1920 N. Stewart Rd. Liberty, MO 64068	Lowes.com	816-407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	The RTAStore.com	877-992-2246
	Cliq Studios	Lia Kohl (612) 425-2835		CliqStudios.com	888-350-1242
	Highland Cabinetry	Jeovany Espino (720) 833-8385		HighlandCabinetry.com	303-576-6677
	Millers Custom Cabinets		1403 N. Jesse James Rd.	MillersCabinets.com	816-630-2111

FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
			Excelsior Springs, MO 64024		
TOPS	Tiffany Marble		16 SE 16th St. Lee's Summit, MO 64081	TiffanyMarbleInc.com	816-524-0023
	Midland Marble & Granite		2001 W Geospace Dr. Independence, MO 64056	MidlandMarble.com	816-257-2000
	Hallmark Stone		7440 E. 12th St. Kansas City, MO 64126		816-241-8554
	Braco Countertops & Cabinetry		1228 Burlington St. North Kansas City, MO 64116	BracoStone.com	816-471-5005
	Floor and Decor		7601 E Frontage Rd, Overland Park, KS 66204	FloorAndDecor.com	913-218-2276
GLASS SHOP	Precision Glass Services		6601 Royal St., #F Pleasant Valley, MO 64068	KCPrecisionGlass.com	816-781-0087
	Santa Fe Glass		145 E. Lexington Ave. Independence, MO 1328 SW Market St. Lee's Summit, MO 1306 S. Commercial St. Harrisonville, MO 7302 N. Oak Trafficway Gladstone, MO	SantaFeGlass.net	816-254-5515 <i>(Independence)</i> 816-524-0080 <i>(Lee's Summit)</i> 816-380-4481 <i>(Harrisonville)</i> 816-454-7402 <i>(Gladstone)</i>
	Fountain Glass	David Delafauente	15815 W. 110th St. Lenexa, KS 66219	FountainGlass.com	913-764-6014
CERAMI CTILE	Home Depot		8598 N. Church Rd. Kansas City, MO 64157	HomeDepot.com	816-415-2269
	Lowe's		1920 N. Stewart Rd. Liberty, MO 64068	Lowe.com	816-407-2140
	The Tile Shop		6400 Nieman Rd. Shawnee, KS 66203	The Tile Shop	913-631-8453 <i>(Shawnee)</i>

FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
			OR 300 SW Blue Parkway Suite B Lee's Summit, MO 64063		OR 816-607-5574 (Lee's Summit)
	Floor & Decor		7601 E Frontage Rd Overland Park, KS 66204	FloorAndDecor.com	913-218-2276
	Big Bob's Flooring Outlet of Liberty		338 A. South 291 Hwy Liberty, MO 64068		816-463-2100