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GERCKEN COMPANY LLC.

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Scope of Work – Remodel Master Bathroom to include Demo Jacuzzi Tub & surround as well as Shower, Door & Faucet. We will Install New: 4' x 5' Onyx Shower Base with built in Bench Seat that Owner purchases. We will Install a Short Wall between the Shower and Stool. We will Install 2 Tile Walls up to 80" and we will Tile the inside of the short wall. We will Install 2 Niches, Accent Stripe, Showerhead & Handheld Unit. We will patch in Laminate Flooring (the owner has) where the Jacuzzi corner was.

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.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

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 Jacuzzi Tub and Backsplash, 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.

Bath Demolition

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.

Bath Tub Wall Finish- Drywall & Backsplash: Remove the existing drywall and attached Backsplash from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach.

Bathroom Built-in Fixtures Removal

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.

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

Linen Closet: Frame the linen closet per the new layout and create the door opening in the bathroom.

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

Plumbing-Rough in

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

Shower

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.

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

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

Drywall

Scope: The drywall is proposed to build short wall between Shower & Stool

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

Drywall Texture Finish

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

Baseboard Reinstallation- Reinstall the original baseboard to the existing walls.

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 equivalent wall nailers.

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.

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

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

Shower Base- Set and connect the proposed 4' x 5' Onyx shower base

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 area that was under the Jacuzzi

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, escutcheon, and shower head.

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

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/Glass Wall - To be installed by manufacturer

Mirror(s) None

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 Total Contractor's Work: \$18,500-\$21,500
 Estimated Bathroom Fixtures & Finishes Before Taxes: \$1,800-\$3800
 Estimated Total Project with Estimated Fixtures & Finishes \$20,300-25,300

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

Bathroom Fixtures and Finishes Purchasing Guide						
Shower						
Shower Base	Onyx	48" x 60"	Ea.	1		
Shower Faucet	faucet & handheld	Includes the valve body and trim kit.	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	18	2.00	36.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	32	1.50	48.30
	Grout 25 lb. bag	color select	Bag	1	25.00	25.00
	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.	Ea.	1	1000.00	1000.00
Bathroom Fixtures & Finishes estimated before tax					\$	1667.06

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. 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

Ric Lutz

RIC LUTZ

Sales Manager
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.

FIXTURES & FINISHES VENDOR REFERRALS					
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 (Independence) 816-524-0080 (Lee's Summit) 816-380-4481 (Harrisonville) 816-454-7402 (Gladstone)
	Fountain Glass	David Delafauente	15815 W. 110th St. Lenexa, KS 66219	FountainGlass.com	913-764-6014
CERAMIC TILE	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 OR 300 SW Blue Parkway Suite B Lee's Summit, MO 64063	The Tile Shop	913-631-8453 (Shawnee) 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
Plumbing Fixtures		Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068	816-781-6194