



GERCKEN COMPANY LLC.

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Scope of Work-

1.) Remodel Master Bathroom to include Installing New: Walk-In Shower with 24" entrance into 6' Shower that has Custom Tile Base, Tile Walls, Accent Stripe, Shampoo Niche & Rain Can Shower Head. New Tile Floor. Linen Closet with space for Kitty Litter Box underneath and Storage on top. New: Vanity Top, 2 Mirrors & 2 Light Fixtures.

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: Jacuzzi & Surround; Shower Base, Tile Walls, Shower Valve & Supply Lines. Mirror, Vanity Top, 2 Light Fixtures, Tile Floor

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

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- Salvage for Reusage.

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

Base Shoe- Remove the existing base shoe.

Baseboard-Remove the existing baseboard.

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.

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.

Chase Wall for Tub or Shower- Remove the framed wall adjacent to the tub or shower fixture. This is typical space available to reclaim for your project.

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

Framing

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

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Bathroom Framing

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

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

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.

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.

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.

Rain Can Shower Head- Install piping and rain can thread adapter in designated location.

Handheld Shower Assembly- Mount holder bracket and connect a handheld 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

Drywall Demolition- Remove the existing sheetrock from the proposed areas to expose the framed structure.

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.

Existing Ceiling Patch, Fill & Finish: Apply joint compound to fill and finish the ceiling ready for 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 preassembled 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.

Linen Cabinet Installation- Provide the labor and fasteners to set and anchor a preassembled single width linen cabinet. Includes installing the wall scribe molding at the wall and where applicable, the crown or head trim.

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

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.

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 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.

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.

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 2 sink faucets and pop-up drains

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, eschaton's, 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

None- Electrical fixtures and device installation has not been proposed.

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.

Shower Enclosure's & Doors

Shower Door - To be installed by manufacturer

Mirror(s)

2 Mirrors- 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 TOTAL CONTRACTOR'S WORK FOR MASTER BATHROOM
REMODEL PROJECT AS DESCRIBED ABOVE: \$24,330.00**

Sink						
Sink Top	Top	Premanufactured	Ea.	1	1245.00	1245.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	59.00	118.00
Shower Floor Tile						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	38	3.49	134.02
Shower Wall Tile, etc.						
Wall Tile	Ceramic Tile		Sq Ft	182	2.49	454.18
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	3	37.50	112.50
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	34	2.00	68.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	20	1.50	30.00
	Grout 25 lb. bag	color select	Bag	3	25.00	75.00
	Color Match Caulking	color select	Ea.	3	5.99	17.97
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
Tile Flooring						
Ceramic Tile			Sq Ft	110	2.50	275.00
Mastic		VersaBond 50 lb. Thinset Mortar	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Towel Bars			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 3816.62

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!

Scope of Work -

2.) Kitchen Remodel to include removing the Kitchen South Wall; Build up Flooring for Basement entry; Remove all Appliances and Cabinets and store in adjacent room; Run new Plumbing Lines and Electrical to accommodate new Kitchen Layout approved by GCS.

Permits & Licenses

Permit: A building permit has been determined necessary and is included in this proposal.

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 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.

Demolition

Demolition Scope of Work: Demo Kitchen Cabinets; Kitchen South Wall and Basement entry doorway; Plumbing & Electrical as needed on new Floorplan.

Kitchen Demolition

Fixtures & Appliances: We will remove and cap off any supply lines and drains for the removal of designated sinks and appliances. If your refrigerator is to be relocated, please empty it prior to moving. We will set it at the nearest location on the same level of your home and plug into available outlet.

Appliance Removal

Appliance On-Site Storage- Remove from the proposed work area and set in the nearest room on the same level of the home. Note: Reinstallation quoted separately.

Refrigerator- Disconnect the ice-maker water supply (if any), unplug the refrigerator, and remove it from its current location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

Dishwasher- Disconnect the existing water supply and drain tube from under the adjoining sink, unplug the power cord and remove the dishwasher from its location.

Elect Range- Disconnect the power cord from the power outlet box and remove the range from the existing location.

Microwave- Disconnect and dismount the existing microwave

Counter Tops: Remove the existing counter tops and discard

Ceramic Tile Backsplash & Attached Wallboard- Remove the backsplash tile and wallboard to expose framed wall.

General Demolition

Ceiling Trim: Remove the existing Ceiling Wood Trim to accommodate the new plan layout.

Framing

Wall Removal: Remove the designated portion of the proposed wall 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 vis supplement identifying the additional concealed modification needed.

Structural Beam(s)

None- Structural Beams have not been anticipated or proposed

Windows — No work has been proposed

HVAC

HVAC work has not been proposed

Plumbing Rough-in

Kitchen Sink Drain & Vent- Provide drain, vent, and water lines for kitchen sink

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:

Water line for refrigerator - Install

Electrical

110v Power Receptacles

110V Receptacle- Standard dual outlet three prongs, 15a rated electrical outlet

Appliance Electrical

220V RANGE- 50a circuit and 4-prong outlet

Dishwasher- Provide the labor to install the power cord supplied with your dishwasher. Plumb into the existing outlet under the kitchen sink.

Disposal- Provide the labor to install the power cord supplied with your garbage disposal. Plug into the existing switched outlet under the sink.

Microwave- Mount Microwave using provided hardware and mounting plate. Drill power cord access to the existing outlet in the cabinet above.

Wall Oven Power Supply- 220v 50a circuit power supply to oven area, stubbed at box. Setting oven and final connection separate.

Insulation

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

Drywall

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated backsplash area

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.

Existing Walls & Ceiling Fill & Finish: Apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Cabinets

Cabinet Installation- We will provide the on-site labor and fasteners to install the cabinets as per plan. The cabinets and related trim to be provided by and delivered by the cabinet supplier to the job site.

Counter Tops

None- Countertop work will be provided by Manufacturer

Millwork

None- Door and Trim work has not been proposed

Baseboard- Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

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

Ceramic Wall Tile

Sink and Counter Back Splash- Provide the labor to install tile in the back splash area above the counter and or sink top. The splash area is typically 18" in height by the proposed length of the top.

Flooring

Ceramic Floor Tile - Patch in where South Wall was with Flooring to be provided by Owner

Painting

None Proposed- It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

Finish Plumbing

Kitchen Sink Installation: Provide labor & fittings to set the kitchen sink into a prepared opening, secure into position, install the strainer basket(s), connect the drain tail piece and trap assembly. Connect to the existing drain.

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets that you provide.

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

Refrigerator Ice Maker Connection-To be set and connected.

Finish Electrical- Fixture and Device Mounting

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

GFCI Receptacle-

Appliance Setting

Refrigerator-Set Refrigerator and connect ice maker water supply and plug in the electrical cord to an existing outlet.

Dishwasher- Set the dishwasher into its prepared opening, connect the water supply, drain line and electrical. Please provide the water supply, drain, and elect. Cord with the dishwasher or if it requires new.

Elect Range- Set the range in place and plug in the power to an existing electrical outlet.

Elect Cook Top- Reconnect the power cord to the power outlet box and set the cook top in its prepared location.

Microwave- Install microwave, mount backing plate, drill hole in upper cabinet and plug into existing electrical. Venting of microwave is an optional item.

Elect Wall Oven- Slide the wall oven into place and connect the electrical supply.

Hardware Installation

Cabinet Pulls & Handles- To be provided and installed by Manufacturer

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

ESTIMATED TOTAL CONTRACTOR'S WORK FOR KITCHEN REMODEL PROJECT AS DESCRIBED ABOVE \$14,600.00-17,900.00

Kitchen Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections of the Kitchen (or Bar) components, we are inserting minimum estimated valuations for each of the below listed components. Upon making your final selections, please purchase the items and arrange for delivery to the job site. The cost of the Fixtures & Finishes is separate from the Contractors Work listed in the Project Proposal. The dollar amounts shown are examples. Your final selections may be more or less. It is your choice what fixtures and finishes you select and the price you pay. Please use the following as an aid for your selection and shopping purposes. Note: Actual quantities may vary.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Cabinets		Supplied by Manufacturer		1		
Counter Tops		Supplied by Manufacturer		1		
Appliance Connectors	Electrical Cords			1	7.50	7.50
	Water Supply			1	19.50	19.50
	Drain Hoses			1	15.00	15.00
	Ice Maker Connectors			1	15.00	15.00
Sink	Sink of your choosing	Include the strainers and disposal in a prepared opening		1	250.00	250.00
Sink Back Splash tile	Ceramic Tile		Sq Ft	21	3.50	73.50
	Mastic			1	35.00	35.00
	Grout	25 lb. bag	Bag	1	30.00	30.00
	Color Match Caulking		Ea.	1	4.50	4.50
Sink Faucet			Ea.	1	120.00	120.00
Sink Light Fixture			Ea.	1	49.00	49.00
Flooring	Match your current floor	You purchased a box	Sq Ft			
Transition Strips		if needed	Ea.	1	29.00	29.00
Cabinet Pulls	Supplied by Cabinet Mfg.		Ea.		3.48	

Kitchen Estimated Fixtures & Finishes Totals Before Tax \$ 591.00

ESTIMATED TOTAL CONTRACTOR'S WORK FOR BOTH THE MASTER BATHROOM REMODEL PROJECT AND THE KITCHEN REMODEL PROJECT AS DESCRIBED ABOVE IS \$37,800.00-44,400.00

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 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. 30 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 Bath & Kiutchen Remodel** project.

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager
816-668-6806

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

Vendor Referrals

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
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	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	https://www.thertastore.com/	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		https://www.cliqstudios.com/	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		https://www.highlandcabinetry.com/	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	http://www.millerscabinets.com/	(816) 630-2111
Tops	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	http://tiffanymarbleinc.com/	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	https://midlandmarble.com/	(816) 257-2000
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	https://www.bracostone.com/	(816) 471-5005
Glass Shops	Precision Glass Services		8712, 6601 Royal St # F, Pleasant Valley, MO 64068		(816) 781-0087
	Santa Fe Glass		7302 N Oak Tfwy Suite B Gladstone Mo 64118	https://santafeglass.net/	816-454-7402
	Fountain Glass	David DeLaFuente	15815 W 110th St, Lenexa, KS 66219	https://www.fountainglass.com/	(913) 764-6014
Ceramic Tile	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	Many other suppliers around town				
Plumbing Fixtures	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/LLiberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140