



GERCKEN COMPANY LLC.

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RE: **Renovate Main Floor**

Modify the main floor, remodel 3) bathrooms, kitchen and floor plan

Thank you for inquiring about the **Renovate Main Floor** work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

Scope of Work- Main Floor Renovation



Scope: To modify the interior main floor per the Architecture Plan project # 21.041. If variations in plan and proposal arise, the proposal shall prevail.

Preliminary Requirements

Design & Blueprints

Architectural Design: GCS, through a third party, provide architectural services to create a floor plan and where applicable, exterior elevations for your project, per our Design Agreement provided separately. A survey or plot plan may be required and if so, provided by you or available optionally. (already provided)

Lock Box Entry: GCS will provide a lockbox and place it on a door that you designate.

Permits & Licenses

Building Permits

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the required inspections. *The cost of the permit and related fees will be billed 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 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.

Refrigerator & Appliance Contents- Please remove, store, and protect the contents from the refrigerator or other appliances before the project begins.

Demolition

Demolition Scope of Work: Remove the existing ceiling texture, appliances, wall paneling, finished flooring, existing bathroom fixtures, kitchen cabinets and tops, the wallboard from the wall that are to be removed, the indicated framed walls, the affected electrical, plumbing, HVAC, and discard.

Remove the following

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.

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.

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Garbage Disposal- Disconnect the existing garbage disposal from the sink mount, detach the drain assembly and power supply.

Kitchen Sink- Disconnect the existing fasteners of mechanically mounted sink and detach from the countertop. Note: the sink may be also removed with the countertop intact. Sinks fused to the countertop are not removable. Disconnect the existing drain assembly.

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.

Appliance Removal and Discard- Remove the following appliances from the proposed work area, load up and haul away.

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.

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.

Disposal Removal- Disconnect the electrical and drain and remove the existing garbage disposal.

Kitchen Sink Faucet Removal- Shut off the existing water stops, disconnect the existing water supply lines feeding the faucet, detach the faucet and remove from the sink.

Kitchen Sink Removal- Detach the sink from the counter tops and remove the sink

Cabinets, Tops, Sink & Tile Demo

Counter Tops: Remove the existing counter tops and discard

Cabinets: Remove the existing cabinetry and salvage usable portion. Set on premise for your re-usage or dispose of.

Backsplash Ceramic Tile & Attached Wallboard- Remove the existing ceramic tile and attached wallboard to expose the framed wall. Discard the materials

Bath Demolition

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not for profit organizations.

Sink Light(s)- Remove and discard

Medicine Cabinet- Remove the existing medicine cabinet and discard

Mirror(s)- Remove and discard

Towel Bars- Remove the existing towel bars

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.

Exhaust Fan & Light- Disconnect and remove the existing exhaust fan & light unit

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.

Wall Finish around Shower- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Wall Finish around Tub- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Bath Wall Finish- Drywall - Remove the existing drywall from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

Tub or Shower Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub or tub/shower to expose framing.

Shower Faucet: Remove the existing faucet and cap off water lines or prep for new faucet

Tub & Shower Faucet- Remove the existing tub/shower faucet and cap the water supply lines.

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

Bathtub- Detach the drain waste & overflow, remove the tub and discard.

General Demolition

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

Ceiling Fan- Remove the existing ceiling fan(s), leave the electrical box intact.

Ceiling Soffits: Remove the existing soffit(s) to accommodate the new plan layout.

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.

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

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.

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

Vinyl or Glue Down Flooring- Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

Carpet- Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

Wood Flooring- Remove interlocking or tongue and groove flooring

Wall Removal- Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Excavation

None Proposed- Excavation has not been anticipated or proposed

Foundation

None- Foundation modification, repair or construction has not been proposed

Concrete Flatwork

None Proposed- Concrete work has not been proposed.

Framing

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

Floor Framing

Floor: Frame the floor using 2x dimensional lumber and 3/4" floor sheeting. Place upon vertical support. Anchor the rim joist using rated lag bolts.

Wall Framing

Interior Wall 8' Standard Plates: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... Standard wall plates, with openings for doors and or windows per the proposed layout.

Door Rough Opening- Fabricate Rough Opening to accommodate interior passage door typically 2" wider than the proposed door size and 82 1/2" height opening

Exterior Siding

None Proposed- Exterior siding repair, replacement or modification has not been proposed.

Remodeling Structural Modifications

Wall Removal

Shoring: Place shoring to support load temporarily during the structural modifications.

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)

Note: Structural beams- When structural components are removed, sometimes beams are used. When proposed, they are sized to carry the loads of your projects. We use sizing via a licensed architect or engineer. Plan requires review for approval from your administrative authority.

Micro Lam- Install laminate beam per the plan specifications.

Bathroom Framing

Bathroom Walls- Frame the walls to accommodate the new bathroom plan

Bathroom Floor- Laundry & Bath area by garage. Fabricate the bathroom floor per the proposed plan. Note- we do not anticipate modification of the existing basement stairway or load bearing structural modifications.

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

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.

Exterior Doors

None- Exterior Doors have not been proposed

Windows

None- Windows have not been proposed

Roofing

None Proposed- Roofing work has not been proposed.

HVAC

Scope: The HVAC base proposal is to attach to the existing duct work and extend to the new locations utilizing the existing heating and cooling system.

Duct Work

Extend Duct Work: Attach to the existing duct work and extend to the designated supply locations.

Supply Vents- Attach to the existing main trunk line and install vent to the designated area

Return Air- Install a return air vent and connect to the existing return.

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Exhaust Duct- 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

Top Rough Plumbing

Drain & Venting

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:

Shower

Manufactured Shower Base- Install fiberglass shower base, (by others), install the drain strainer assembly and connect to the existing drain piping.

Manufactured Shower Base- Provide 1) white fiberglass shower base, 34" x 48", install the drain strainer assembly and connect to the existing drain piping.

Tub Fixture

Bathtub- Stays intact

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.

Ice Maker Box- Provide and install 1) recessed ice maker box- refrigerator connection listed separately

Shower Faucet: Mount the valve assembly, shower head adapter and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Tub & Shower Faucet: Mount the valve assembly, shower head adapter and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, shower head, and tub spout.

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

Laundry Area

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

Gas Lines and Gas Connections

Gas modifications have not been anticipated or proposed

Water Heaters

Water heater modification or installation has not been anticipated or proposed

Electrical

Electrical Scope of Work- Relocate the affected wiring encountered in the wall demolition, install lighting, counter outlets, appliance electrical relocation, relocate switches and outlets in affected walls, utilize all existing circuits. Install smoke detectors, in bedrooms and hallway per code. Connect to the existing electrical circuits and service panel.

Top Rough Electrical

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

LED Disc Light- Nextwave or equiv. 15w LED fixture for ceiling lighting in kitchen and laundry.

Switches- Switching- relocate the affected switches

S1- A single throw switch-to control lighting or switched outlet from one location

S3- A Three-way switch to control lighting or outlet from two locations

110v Power Receptacles

110V Receptacle- Standard dual outlet three prong, 15a rated electrical outlet to relocate the affected ones.

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

Low Voltage & Cabling Wire- not proposed

Thermostat Wiring for Furnace- Relocate the thermostat if affected by the renovation. Extend 4-wire cable between the proposed thermostat location and the furnace.

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.

Safety- Smoke & Carbon Monoxide Electrical Components

SMOKE DETECTOR- Surface mounted, 110v intercombed smoke detector with battery backup and wiring to the adjoining area detectors

Smoke Detectors: Building Codes require smoke detectors in the home. If none exist, you may have to provide smoke detectors to pass final inspection. Battery operated detectors may not be approved. If hard wired detectors are required, we can install them at an additional fee.

Carbon Monoxide Detector- Surface mounted, 110v intercombed Carbon Monoxide Detector with battery backup and wiring to the adjoining area detectors

Appliance Electrical

Refrigerator Outlet- 1) 110v outlet to serve the refrigerator

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

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

110V Washer Circuit- 110v 15a outlet and circuit

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.

Electric Panel Circuits

Arc Fault Circuits- 15a 110v Arc Fault Circuit inducing 1) Arc Fault type BR breaker

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

Use Existing Service Panel Breaker Space- Install the proposed breakers into available spaces in the existing electrical service panel. Note- if additional space for breakers is required, a supplemental panel may be installed via a supplement to this proposal

Electrical Service & Panels- Existing panel stays in use

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

Scope: The drywall is 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)

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated rooms.

1/2" Plain- Hang 1/2" plain sheetrock to the walls that are newly framed.

Drywall Finishing

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

Drywall Texture Finish

None- Texture to the ceiling or walls has not been proposed

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.

Sink Top(s)

None- Sink tops by others. Tops will be supplied by and installed by others

Counter Tops

None- Countertop work has not been proposed.

Counter Tops by Others- The counter tops will be provided and set in place by others

Millwork

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

Relocate the doors affected by the floor plan modification (see drawing)

Doors- Provide the following: Use Existing, New doors not proposed

Door Casing Reinstallation- Reinstall the original casing trim to the existing door.

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

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

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

Base Shoe Reinstallation- Reinstall the original base shoe

Closet Shelf & Rod- Fabricate particle board paint grade shelving to the proposed pantry area.

Laundry Shelf & Rod- Fabricate a shelf and rod above the proposed dryer location and a shelf above the washing machine. Constructed of bull nose particle board paint grade shelving material

Stairway Millwork

None- Stairway trim, handrail, or other components have not been proposed

Ceramic Tile Work

Ceramic Wall Tile- For Master & Hall Bath

Shower Walls

Tub & 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.

Tub & Shower Wall Tile- We will provide the labor and equipment to install your tile products to the designated shower wall area. 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 tile products 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.

Bathroom Wall Tile

None- Wall tile in the main bathroom area outside the wet area (tub or shower) has not been proposed.

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

Flooring

None Proposed- Flooring work has not been proposed other than the bathrooms & laundry

Ceramic Flooring-Bathrooms

Backing Board Install New: Install Dura Rock or equiv. 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, escheons, and shower head.

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escheons, shower head and tub spout.

Toilet: 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.

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

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

Refrigerator Ice Maker Connection- We will connect your ice maker equipped refrigerator to the water supply.

Finish Electrical- Fixture and Device Mounting

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

LED 4" Round Lighting- Provide and install Nextwave or equiv. surface mounted fixtures to the already existing lighting electrical box.

Ceiling Fan Mounting- Install ceiling fan and light mounted to an existing electrical box and connect to existing wiring.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

GFCI Receptacle-

Appliance Setting

Washer Setting- Set washer in place, connect the original water supply hoses to the existing water supply, and plug in the power cord. Place the washing machine into position.

Dryer Setting- Set the dryer into place, reconnect the original appliance connectors, electrical connection and dryer vent tubing. Place the dryer into position.

Refrigerator-Connect the ice-maker water supply (if any), plug in the refrigerator, and set it in its original 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- 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 its location and connect the power supply

Microwave- Above range microwave installation. Install mounting plate, drill hole in cabinet for power cord, attach microwave and secure into position. Plug into an existing power outlet.

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.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" 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. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

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

Mirror- Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

Guttering & Downspouts

None Proposed- We have not proposed guttering or downspout work.

Job Clean Up & Disposal

Trash and Disposal

On Site Dumpster- 20-40 yard 8-ton max per two weeks max set time.

Clean Up: Remove all construction debris from the job site and sweep the floor.

Estimated Total Contractors Work for Main Floor Renovation Project as Listed Above \$ 118,000.00-140,000.00

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.

Desc	Product	Notes
Cabinets		Premanufactured
Counter Tops		
Appliances	Refrigerator	
Appliance Connectors	Electrical Cords	
	Water Supply	
	Drain Hoses	
	Ice Maker Connectors	
Sink		Sink of your choosing to include the strainers and disposal in a prepared opening
Sink Back Splash tile	Ceramic Tile	
	Mastic	
	Grout	25 lb. bag
	Color Match Caulking	
Sink Faucet		
Sink Light Fixture		
Flooring		
Laminate Flooring		
Hardware		
Cabinet Pulls		Depending on the vanity you purchase
Locksets for doors		Knob and Pocket types

Kitchen Fixtures & Finishes \$

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections for the Bathroom 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.

Desc	Product	Notes
Sink		
Vanity & Top	Vanity	Pre manufactured
Mirror		Surface Mounted
Sink Faucet(s)		
Sink Light Fixture(s)		
Bath Tub		
Tub Faucet		
Waste & Overflow		
Shower		
Shower Faucet	Shower faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only
Shower Wall Tile	Ceramic Tile	
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive
	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.
	Edging/Trim	Metal edging or bull nose tile- min edging
	Grout 25 lb. bag	color select
	Color Match Caulking	color select
Glass & Glazing		

Door & Glass		Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.
	Glass Entry Door	
Grab Bars	Surface Mounted Bar(s)	
Flooring		
Ceramic Tile		
Mastic		VersaBond 50 lb. Thinset Mortar
Grout		Unsanded
Color Match Caulk		Tubes
Toilet		
Toilet		Per your selection
Toilet Seat		
Ventilation		
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity
Hardware		
Towel Rings		
Locksets for doors		Knob and Pocket types
Towel Bars		
Toilet Paper Holder		
Grab Bar	In Shower or Toilet area	24-48" per your selection

Bathroom Fixtures & Finishes estimated before tax \$

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!

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 min. duration of your project is estimated to be 90 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 **Renovate Main Floor** project.

SINCERELY

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

RICHARD H. GERCKEN
Managing Member.
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/Liberty/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	The Tile Shop	Taylor Kirk-Hamlett	6400 Nieman Rd Shawnee Ks 66203	https://www.tileshop.com/	913-631-8453
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/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
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/Liberty/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
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/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