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GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email Richard@gerckenconstruction.com

RE: Bathroom Remodel

Thank you for inquiring about the **Bathroom Remodel** 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- Master Bath- **Free Standing Tub**

Scope: Tear out: shower, whirlpool tub, vanities, mirrors, lights, stool, tile, closet, and Replace with Free Standing Jetted Tub, Walk in shower with new tile. Heated floors. New cabinetry in closet.

Heated Floor Installation

Preliminary Requirements

Conceptual Plan: We will provide a conceptual drawing or description of the project.

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: gut entire Master Bath & flooring

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.

Cabinet & Tops Demolition

Countertop Removal- Remove the existing counter tops

Cabinet Removal- Detach and remove the existing cabinets

Bath Demolition

Ceiling Wallboard- Remove the sheetrock to expose the framed cavities from the designated area

Sink Light(s)- Remove and discard

Sink Light(s)- **Stays intact**

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**.

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.

Tub Wall Tile- Remove the existing tile and backing board to expose the framed wall.

Shower Wall Tile- Remove the existing tile and backing board to expose the framed wall.

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

Whirlpool Tub Deck Faucet- Remove the accessible tub deck faucet and cap off the water lines.

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.

General Demolition

Wallpaper- Remove to expose drywall surface. Note: If the paper will not readily delaminate from the wallboard, we will provide a supplement to this proposal. The additional work may include extended man hours for removal of the wallpaper, repairing and restoring the entire wall surface, or removing the drywall entirely and replacing with new. If wallpaper work is chosen, please verify that the extensiveness of the wallpaper removal labor and surface restoration that you anticipate is proposed.

Clothes Closet Shelf & Rod- Remove the existing shelf, rod, pole sockets, metal shelf supports, and 1x4 wall plates.

Shelf Stack- Detach the existing shelf stack from the closet wall

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.

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

Framing

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

Wall Removal - remove short wall under the fireplace

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.

Clothes Closet- The existing clothes closets to remain intact. No Wall or door modifications have been proposed

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

Plumbing Note: Access to concealed plumbing may be required. Repair and restoration of finished surfaces is not part of the plumbing work proposed. Finishing of surfaces disrupted is an additional service. Verify proposal contains the scope of work that you desire to be completed.

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.

Use Existing Ground Rough- The under-slab ground rough-in plumbing drains and vents are existing. Utilize the existing piping and set fixtures at their roughed in locations.

Top Rough Plumbing

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

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.

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

Sink Water Supply Relocations

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.

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

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Wall Spray Array- Install piping and mount wall spray array assembly.

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

Electrical Rough-in

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

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

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

Insulation

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

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.

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

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

Drywall Finishing

Beads: Apply metal corner bead to the outside corners and secure with screws.

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.

Cabinets & Vanity's

Vanity(s)- WANT NEW VANITIES. 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.

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. **RHONDA TO PROVIDE CABINETS FOR CLOSET**

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)

Millwork- Doors & Trim

Window Casing- Install standard casing to the window

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.

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

Ceramic Tile Work

None Proposed- Ceramic tile installation, preparation or modification has not been proposed.

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.

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 Installation- Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fill the corner bench stainless steel frame and finish ready for ceramic tile installation.

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

Bathroom Wall Tile-Wainscoting

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

Flooring

Ceramic Flooring

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

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.

Bathroom Ceramic Baseboard: Install ceramic tile in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge or cut tile that is caulked on the top edge.

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 **TWO** sink faucets and pop-up drain

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

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

Install wall mounted spray unit. 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

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

110v Receptacle with USB ports

Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

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.

Towel Ring- Mount towel ring where indicated.

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.

Shower Enclosure and Mirror(s)

HAVE GLASS COMPANY INSTALL SHOWER DOORS/GLASS

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 Range for Total Contractor's Work for Master Bathroom Project as Listed Above: \$34,900 - \$42,000

Bathroom Fixtures and Finishes Purchasing Guide						
This is a list of the Owner Selected and Supplied Items . The cost of the Fixtures & Finishes is separate from the Contractors Work proposal. The following is intended to aid your selection and purchasing process. These items require your selection and purchase. 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 provide						
Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity	Vanity	Premanufactured	Ea.	2	650.00	1300.00
Sink Top	Top	Premanufactured	Ea.	2	400.00	800.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Cabinets						
Specialty Cabinet	Clothes Closets			2	600.00	1200.00
Bathtub/Shower						
Free Standing Tub				1	1200.00	1200.00
Tub/Shower Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00

Tub Wall Splash area				40	2.49	98.60
Shower						
Faucet(s)			Ea.	2	160.00	320.00
Walls	Ceramic Tile		Sq Ft	86	2.49	215.14
	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	28.80
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	33	1.50	49.05
	Niche	Premanufactured 14" wide max to fit in wall cavity.	Ea.	1	60.00	60.00
	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	Approx. Size- Exact Fit after tile is completed or buy rolling type. Typical glass shop door installed.	Ea.	1	800.00	800.00
Flooring						
Heated Floor	Single Wire System	110v single wire with backing	SqFt	156	5.00	780.00
	Controller	110v	Ea.	1	177.00	177.00
Ceramic Tile			Sq Ft	234	2.50	585.00
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	4	4.99	19.96
Transition Strips		if needed	Ea.	1	29.00	29.00
Toilet						
Toilet		Per your selection	Ea.	1	89.00	89.00

Toilet Seat			Ea.	1	29.00	29.00
Hardware						
Cabinet Pulls		Depending on the vanity you purchase	Ea.	1	3.48	3.48
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00

Bathroom Fixtures & Finishes **Estimated** before tax \$ 8,743.95

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!

Estimated Range for Contractor's Work for Master Bathroom Project as Listed Above: \$34,900 - \$42,000

Estimated Range for Bathroom Fixtures & Finishes **Estimated** before tax \$8,700 - \$8,900

Estimated Range for Total Project with Estimated Fixtures & Finishes \$43,600 - \$50,900