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40 Years of Service



GERCKEN COMPANY LLC.

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Scope of Work- Remodel Master Bathroom to include remove Jacuzzi and Surround, Remove Shower, Shower Walls, Shower Valve & Shower Head; Vanity, 2 Mirrors, 2 Lights. Remove and replace Tile Flooring and Approx. 74" of South Wall. INSTALL NEW: Free Standing Round Soaker Tub; Zero Entry Custom Tile Walk-In Shower with Tile or Granite Ledge, Tile/Granite Bench Seat, Custom Tile Base, Diverter Valve right inside Shower with Shower Head on South Wall. 24-30" Entry into Shower with Glass north Wall (no Door); New Vanity & Top; New Heated Tile Flooring with Wi-Fi Control. Install 2 new Mirrors and Vanity Lights. Install Water Closet with 24" Pocket door. Move approx. 74" south wall out 8". New walls to be 8' tall leaving a display area on top. Wall up door in bedroom leading to back side of Water Closet area. Glass Company will Install Shower Glass and Bathroom Entry door (we will coordinate with them on the install of the Door between Bedroom & Bathroom). Lower Ceiling in Bathroom area outside the new entry door to match current Bedroom Ceiling Height.

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 Tub & Surround; Shower, Base & Wall Panels; Flooring; approx. 74" South Wall; Vanity; Mirrors and Trim above the Vanity

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 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- Salvage for Reusage.

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.

Tub & Shower Wall Surround- Remove the existing wall finish/moisture barrier from the tub walls.

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

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.

Electrical Demolition

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

HVAC Demolition

Duct Work- Relocate the duct work from the proposed area

Structural Demolition

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)

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.

Ceiling Framing

Decorative Ceiling: Fabricate decorative ceiling per the plan using 2x dimensional lumber.

Remodeling Structural Modifications

Wall Removal

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.

Bathroom Framing

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

Bathroom Entry Door Opening: Install Fixed Glass panel and Glass Door that customer purchases.

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

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.

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.

Custom Shelf in Shower- Fabricate a Shelf into the existing load bearing wall.

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

HVAC Demolition- Relocate the Supply & Return Ducts

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

Return Air- Fabricate a return air utilizing the existing return air duct and framed cavities at the proposed location. Provide a return air grill.

HVAC: Utilize the existing supply vent for the bathroom.

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

Exhaust Vent- Install New- Install an exhaust duct between the proposed vent fan and the exterior.

Note: Typically requires attic access or framed cavities to be exposed.

Plumbing-Rough in

None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

Drains & Vents 3/4 Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

Fixture Relocation

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

Hydro Block Shower Components

Hydro Block Shower Base Flush Entry w/ Strip Drain- Place the shower base per the proposed plan and provide the linear strip drain connected to the existing plumbing.

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.

Tub Fixture

Free Standing Round Soaker 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.

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

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.

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

Electrical Rough-in

Electrical Scope of Work- Relocate switches and outlets to be applicable to the new floor plan. Add Light to the Water Closet.

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.

Stool Room LED Disc Light- NeXT wave or equiv. 15w LED fixture

Switches- Switching

S1- A single throw switch-to control lighting to the water closet location.

110v Power Receptacles with USB Port

110V GFI- 15a standard ground fault protected, dual outlet three prong, 15a rated electrical outlet

Bathroom Electrical Items

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.

Switch- Single pole switch, operable at a specific location, for Sink & Room Lighting

Switch- For Exhaust Vent Fan-Single pole switch, for exhaust vent fan.

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

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

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- Restore walls ready for paint. Spot in repair on ceiling where current fan is located.

Scope: The drywall is proposed to move south wall out 8" and to add a Water Closet. Lower Ceiling in area of Bedroom that will be walled off by new Entry Doors

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

Ceiling Patch- Install sheetrock and finish smooth to the adjoining wall surface. Sand, ready for primer

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.

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

Drywall Texture Finish

Texture Spot-in by next entry door- Spot texture the affected area similar to the existing- Note the texture may vary slightly from the original. If exact match is required, we will need to add a supplement to this proposal for retexturing the entire ceiling.

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

Door Installation Labor Items

New Pocket Door Slab Installed into Existing Frame- Install the hanging hardware and attach to the existing (already in place) pocket door frame. Install the decorative jamb trim, casings to both sides of the door, install the guide glides, and latch hardware. Painting proposed separately, if at all.

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 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.

Tile part way 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)

Custom Niche Tile- Install ceramic tile to the back and interior sides of the niche.

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

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.

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.

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

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

2 Light Fixtures- Install the surface mounted fixture compatible with the existing electrical box and wiring.

LED Flush Mount Light - Mount in Stool Room and run wire to Switch

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

Switches- Relocate/Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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

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)

2 Mirrors- Install the surface mounted mirrors. 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.

TOTAL ESTIMATED CONTRACTOR'S WORK FOR YOUR MASTER BEDROOM PROJECT LISTED ABOVE: \$42,248.00 – \$58,678.00

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. 21 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 Remodel** project.

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager
816-668-6806

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

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, or optionally ask that GCS add these to our contract at an additional charge. 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
Vanity Area						
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	1822.00	1822.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	89.00	178.00
Bathtub & Shower						
Free Standing Tub				1	1300.00	1300.00
Tub Faucet				1	229.00	229.00
Waste & Overflow				1	39.00	39.00

Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	30	3.49	104.70
Wall Tile	Ceramic Tile		Sq Ft	151	2.49	376.49
Shower	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
Shower	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.00
Shower	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
Shower	Color Match Caulking	color select	Ea.	3	5.99	17.97
Flooring						
Ceramic Tile			Sq Ft	114	2.50	285.00
Color Match Caulk		Tubes	2	4	4.99	19.96
Toilet & Misc.						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Towel Bars			Ea.	2	29.00	58.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Bathroom Fixtures & Finishes estimated before tax \$ 5,116.12						
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!						

FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
VANITIES & CABINETS	Carr-Kee, LLC	Shellaine Krohne	1317 East H Highway Liberty, MO 64068	cabinetlady7.com	816-781-4644
	Home Depot Cabinet Dept.		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's Cabinet Department		1920 N. Stewart Rd. Liberty, MO 64068	Lowe's.com	816-407-2140
	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	Kansasgranitemart.com	816-219-1417
Tops	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	Kansasgranitemart.com	816-219-1417
	Tiffany Marble		16 SE 16th Street Lee's Summit, MO 64081	Quarzosurfaces.com	816-524-0023
	Midland Marble & Granite		2001 W. Geospace Dr. Independence, MO 64056	Midlandmarble.com	816-257-2000
Glass Shop	Fountain Glass	David Delafuente	15815 W. 110th Street Lenexa, KS 66219	Fountainglass.com	913-764-6014
	Santa Fe Glass		145 E. Lexington Avenue Independence, MO 7302 N. Oak Trafficway Gladstone, MO	Santafe-glass.net	816-254-5512 (Independence) 816-454-7402 (Gladstone)
	Precision Glass Services		15815 W. 110th Street Pleasant Valley, MO 64068	Kcprecisionglass.com	816-781-0087
Ceramic Tile	Fixtures & Finishes, LLC		137 N. Stewart Road Liberty, MO 64068		816-781-7491
	Floor & Décor		7601 E. Frontage Road Overland Park, KS 66204	Flooranddecor.com	913-953-3200
	Emser Tile		10550 Lackman Road Lenexa, KS 66219	Msisurfaces.com	913-953-3200
	The Tile Shop		6400 Niemen Road Shawnee, KS 66203 OR 300 SW Blue Parkway, STE B Lee's Summit, MO 64063	Thetileshop.com	913-631-8453 (Shawnee) 816-607-5574 (Lee's Summit)
	Home Depot		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowe's.com	816-407-2140
Plumbing Fixtures & Supplies	Neenan Company	Ren	660 Haines, Liberty, MO 64068	Neenanco.com	816-781-6194
	Home Depot		8598 Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowe's.com	816-407-2140