



**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](mailto:Richard@gerckenconstruction.com)

**Thursday, May 18, 2023**

**RE: Master Bathroom Remodel**

**Replace the shower, install freestanding tub, install new flooring w/ heated floor. Leave vanities intact. Ready for paint by others.**

Thank you for inquiring about the Master 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 Bathroom**

Scope: Replace the shower with Tiffany base and walls, remove whirlpool tub and enclosure, leave existing vanities intact, remove the flooring, install heated floor and ceramic tile flooring. See project details below

**Preliminary Requirements**

**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.

**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**

### **Remove the following**

#### **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)-** *Stays intact*

**Mirror(s)-** *Stays intact*

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

**Vanity Sink Top-** *Stays intact*

**Vanity-** *Stays intact*

**Stool:** Disconnect, detach and remove the stool- *Salvage for Reusage.*

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

**Exhaust Fan & Light-** *None- Stays intact*

**Base Shoe-** Remove the affected existing base shoe and salvage (if applicable) for re-installation.

**Baseboard-** Remove the affected existing baseboard and salvage (if applicable) for re-installation.

**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.

**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.

## **Electrical Demolition**

**Electrical Demolition** has not been identified within the scope of this project.

## **HVAC Demolition**

**None-** Duct work demolition has not been anticipated or proposed.

**Sub Floor-** Remove the existing sub floor in the affected areas to access framed cavities.

**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.

## **Flooring Removal**

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

## Framing

### 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.

**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.

## HVAC

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

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

## Plumbing-Rough in

### Fixture Relocation

**Shower Drain Relocation-** Open the floor to relocate the shower drain. Connect to the existing drain.

**Bathtub Drain Relocation-** Open the floor to relocate the bathtub drain. Connect to the existing drain piping.

### Shower

#### Tiffany Shower Base

**Shower Base w/ Low Profile Curb-** Set and connect the proposed Tiffany shower base. Stand curb height approx. 2 1/2"

**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.

#### Bathtub Water Supply Relocation

#### 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.

**Floor Mounted Tub Filler Faucet-** Extend the underfloor water piping to the proposed location. Install faucet mounting plate/bracket, stub for setting of the faucet after finished flooring is installed.

## Electrical Rough-in

**None Proposed-** Electrical rough-in modifications have not been proposed

**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.

**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**

**Tile Backing Board-** Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

**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**

**None-** Ceiling or wall texture has not been proposed

## **Cabinets & Vanity's**

**None-** Cabinet work has not been proposed

## **Sink Top(s)**

**None-** New sink tops or modification of the existing has not been proposed.

## **Millwork- Doors & Trim**

**Baseboard Supply New-** Provide standard colonial pattern, ranch or 1x 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

## **Ceramic Tile Work**

### **Tiffany Shower Components**

**Wall Panel Installation-** Install the customs sized Tiffany wall panels. Apply mastic, cut, fit and hang the wall panels proposed

**Wall Panel Trim-** Install the Tiffany corner molding

## **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.

## **Painting**

**None Proposed- Painting,** preparation, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in GCS proposal, it should be done as not to interfere with the completion of work in this proposal. Painting of the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. If the project is stopped for work to be done by others, a remobilization fee will be charged.

## **Finish Plumbing**

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

**Floor Mounted Tub Faucet Trim Installation-** Install the Tub trim, including the handle(s), escutcheons, and tub spout.

**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.

**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**

**None-** Hardware modification or installation has not been proposed.

**Grab Bar(s)-** Surface mount the proposed grab bar(s) at the determined locations. Note, if the location is identified and the wall finish has been removed to expose the famed wall, we will install blocking to accommodate the grab bar anchoring.

## **Shower Enclosure's & Doors**

**None-** Shower Door/Enclosure installation has not been proposed

**Shower Door & Enclosure by Glass Shop-** Provided and installed by others, has not been proposed

## **Mirror(s)**

**None-** Mirror installation has not been proposed

# Job Clean Up & Disposal

**Dump Bed Trailer-** On Site for Trash hauling

**Pick-up Truck Hauling-** Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.

## Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected & Provided 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
<b>Bathtub</b>						
Free Standing Tub				1	900.00	900.00
Tub Faucet				1	249.00	249.00
Waste & Overflow				1	39.00	39.00
<b>Shower</b>						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
<b>Glass &amp; Glazing</b>						
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
<b>Flooring</b>						
Ceramic Tile			Sq Ft	187	2.50	468.00
Mastic		50 lb. bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98

Color Match Caulk		Tubes	2	2	4.99	9.98
Transition Strips		if needed	Ea.	1	29.00	29.00
<b>Toilet</b>						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
<b>Hardware</b>						
Grab Bar	In Shower or Toilet area	24-48" per your selection	Ea.	1	49.00	49.00
Bathroom Fixtures & Finishes estimated before tax						\$ 2979.94
<p>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!</p>						

**Total estimated contractor's work for your master bathroom:  
\$22,476.00 - \$29,968.00**

**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 likely have a solution to get your project started! Just let us know how we can help.

**Project Commencement-** We typically run 4-6 weeks for new project startups.

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Master Bathroom Remodel** project.

SINCERELY



**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
<b>Cabinets</b>	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	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	<a href="https://www.lowes.com/store/MO-Liberty">https://www.lowes.com/store/MO-Liberty</a>	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	<a href="https://www.thertastore.com/">https://www.thertastore.com/</a>	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		<a href="https://www.cliqstudios.com/">https://www.cliqstudios.com/</a>	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		<a href="https://www.highlandcabinetry.com/">https://www.highlandcabinetry.com/</a>	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	<a href="http://www.millerscabinets.com/">http://www.millerscabinets.com/</a>	(816) 630-2111
<b>Tops</b>	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	<a href="http://tiffanymarbleinc.com/">http://tiffanymarbleinc.com/</a>	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	<a href="https://midlandmarble.com/">https://midlandmarble.com/</a>	(816) 257-2000
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	<a href="https://www.bracostone.com/">https://www.bracostone.com/</a>	(816) 471-5005
<b>Glass Shops</b>	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	<a href="https://santafeglass.net/">https://santafeglass.net/</a>	816-454-7402
	Fountain Glass	David DeLaFuente	15815 W 110th St, Lenexa, KS 66219	<a href="https://www.fountainglass.com/">https://www.fountainglass.com/</a>	(913) 764-6014
<b>Ceramic Tile</b>	The Tile Shop	Taylor Kirk-Hamlett	6400 Nieman Rd Shawnee Ks 66203	<a href="https://www.tileshop.com/">https://www.tileshop.com/</a>	913-631-8453
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	<a href="https://www.lowes.com/store/MO-Liberty">https://www.lowes.com/store/MO-Liberty</a>	(816) 407-2140
<b>Plumbing Fixtures</b>	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	<a href="https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019">https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019</a>	(816) 415-2269
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