



GERCKEN COMPANY LLC.

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

Thursday, May 18, 2023

**RE: Hall Bathroom, hall and
laundry flooring**

Thank you for inquiring about the **Hall Bathroom and Hall & Laundry Flooring** 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- Hall Bath & Laundry



Scope: To remodel the existing hall bathroom, hall and laundry areas. Note, the upper wall and ceiling areas will be modified by you and that portion of the work has not been proposed. We will remove the existing sink, stool and tub, demo the existing hardwood flooring, move the electrical outlet, demo the sink wall to expose the framed cavities, remove the existing wallpaper, install new drain and Pex water piping where accessible for the bathroom sink and tub and water supply piping for the stool. Sheetrock the walls and ceiling, finish smooth ready for paint. Install new flooring, LVT or Ceramic tile flooring, reinstall the baseboard and trim, set tub, sink and toilet, install light fixture, outlet and switch covers. Clean up and haul debris from premise.

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

Appliance Removal

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.

Bath Demolition

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 and **salvage to be reset** or modified and reset.

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

Millwork-Doors & Trim Removal

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.

Wall Finish at Sink/Vanity Area- Remove a portion of the drywall above the sink to expose the framed cavity

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

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

Wallpaper Removal

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.

Flooring Removal

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

Framing

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

Windows

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

HVAC

HVAC work has not been proposed

Plumbing-Rough in

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.

Top Rough Plumbing

Drain & Venting

Drains & Vents: Modify the existing drain and vent piping by installing PVC piping inside the exposed wall area and tie into the existing vent and drains exposed in basement below.

Tub Fixture

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.

Water Supply Piping and Fixtures

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower as accessible and tie to the existing copper hot and cold-water lines in basement.

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.

Laundry Area

Modifications to the existing laundry water and drains have not been proposed

Electrical Rough-in

Note- Standard Devices-Electrical devices such as switches, outlets, cover plates and related components are standard grade, white. Special components such as paddle switches, décor outlets, décor switches, colored devices other than white are available upgrades, not included in the standard proposal.

Lighting Electrical

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

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.

Switches- Switching

None- Installation of new, or modification of the existing electrical switches has not been proposed.

110v Power Receptacles

110V GFI- 15a standard ground fault protected, dual outlet three prong, 15a rated electrical outlet relocated on the sink wall

Bathroom Electrical Items

Sink Light Fixture Mounting Box- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

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, verify that the associated drywall work is proposed.

Ventilation Electrical

None Proposed- Installation or modification of the Exhaust system has not been proposed

Electric Panel Circuits

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

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

Bathroom Drywall Walls & Ceiling- Apply 1/2" plain sheetrock to the affected walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep ant paint.

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- Ceiling or wall texture has not been proposed

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)

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

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

Bead Board Wainscoting- Install 1/4" wood paint grade bead board, panel cap, cove molding and base to the walls, approx. 48" in height to the 4 bathroom walls.

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

Base Shoe Reinstallation- Reinstall the original base shoe

Flooring

Ceramic Flooring

Backing Board Install New: Install concrete type backing board to the existing sub-floor.

Floor Tile: We will provide the labor and equipment to install your tile products to the designated floor area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

Painting

None Proposed- Painting, preparation, 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

Sink Faucet: Provide the labor and plumbing fittings to install ___ sink faucet and pop-up drain

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

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

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

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

GFCI Receptacle-

Color Change- Change the existing switches and outlet(s) from their existing color to white.

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.

Hardware Installation

None- Hardware modification or installation has not been proposed.

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)

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

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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.

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

Total Estimated Contractor's Work for Your Bathroom Remodel:

\$17969.00 - \$23958.00

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 **Bathroom Remodel (2) & Laundry** 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
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