



## GERCKEN COMPANY LLC.

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Thank you for inquiring about the MASTER BATHROOM & ROOM EXTENSION 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.



Scope of Work- Demolition: Closet Removal, one in guess room, one in office room & on hall (pantry) Sink Light with Med. Cabinet, Sink Faucet, Vanity, Vanity Top, Stool. Uninstalling Shower Unit & Shower Tile; Taking Wall down for an opening to sound closet (behind shower) Relocating New Exhaust Fan, removing 3 Window (

office, guess room & master). Framing: We are installing a Micro Lam Beam over guess entry door for and opening; Utilizing Closet Space we are framing new wall all way to hall; In New Bathroom half wall for toilet, Shower Enclosure, Shower Bench inside & shelving next to Toilet, Two Niches and a Toe Niche. Replacing Window in office for same size, New Opening for a new window (32inx14in) in guess room, as well as replacing other two window (guess and master) for a smaller window (32inx14in). We are Extending Duct Work, Return Vent in Master and guess room, we are Relocating Vent in guess room; New Drains &

Vents are going to be needed to accommodate the New Full Bath. Zero Entry Shower; Installation of New Free-Standing Tub with Floor Tub Filler; We are Relocation New Sink, Toilet & Shower (drains) 5 New Light fixtures Will be installed ( 2 in Sink and 3 in Designated areas by client); Heated Floor Installation on tub and Shower Area; We are installing New Ceramic Floor in New Master Bathroom

## **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 pennit 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

## **Demolition**

**Closet Removal-** Detach and remove the existing closets, in guess room and office room  
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

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 for Humanity or other not for profit organizations.

Bathroom Surface Mounted Fixture & Hardware Removal

**Sink Light(s)**- Remove and discard

**Medicine Cabinet**- Remove the existing medicine cabinet 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**.

## Millwork-Doors & Trim Removal

**Door(s)**- Remove the proposed doors (master and guess bedroom)

**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.

**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 Unit**: Detach the existing drain, remove the existing fiberglass shower, and discard.

**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.

HVAC Demolition

**Exhaust Fan**- Remove the existing exhaust fan or fan and light. Detach the electrical and vent duct.

## Structural Demolition

**Wallboard Surfaces**: **Remove** the wallboard from the proposed area to expose the framed cavity.

**Windows**- Remove the existing windows (master, guess bedroom, office room)

## **Flooring Removal**

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

## **Framing**

**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.

**Framed Openings:** Fabricate openings to accommodate doors creating a load bearing header sized to accommodate the span.

**Vinyl Siding Repair-** Salvage original siding as possible and utilize owner siding on hand to patch and repair around the new window and openings. Provide new J-mold and trim accessories.

## **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.

**Exterior Wall Framed Openings:** Fabricate openings to accommodate exterior doors or windows creating a load bearing header. Cut the existing siding and install compatible trim. Further siding finishing may be required and if not proposed we will identify the required additional work.

### ***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 you 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***

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

**Shower Bench:** Frame a shower bench per the proposed layout. Prep for tile.

**Linen Shelves Alcove-** Frame wall(s) to accommodate open reach-in shelves for linen storage

**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.

**Grab Bar, Towel Bar, Accessory and Holder Blocking, (Already Exposed Framing):** When the fixture location is determined ahead of time and if the wall framing cavities 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.

**2 Niches & Foot Recess - Wall Cavity Recess:** Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

**Change of 2 Windows & Adding One More on Guess Bedroom:** Remove an existing window and frame the opening to change dimension of window compatible dimensional lumber. Apply plain plywood sheeting on the exterior, insulation in the new framed cavities and prepped for wallboard on the interior. Note: Further siding, trim and exterior finishing will be required in addition to this proposal.

## Windows

Note: See project window schedule for further description and details.

**Provide the following windows-** 3 WINDOWS: 32 in. x 14 in. Top Hinge Awning Vinyl Insulated Window - White. AND 1 WINDOW- 24 in x 36 in. Single Hung White Windows are to be vinyl thermal similar to the existing. Primary construction type with nail flange mounting.

## 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.

**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.

**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

Top Rough Plumbing Drain & Venting

**Drains & Vents:** We will install drain and vent piping to accommodate the full bath. We will connect the 3" drain to the existing piping.

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: Sink Drain, Toilet Drain, Shower Drain & Bathtub Drain

**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.

## 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" water piping to accommodate the sink, stool, and shower.

### Bathtub 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.

**Hand Held Shower Assembly-** Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

## 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, decor outlets, decor 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

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

**Lighted Mirror Electrical Rough-in w/ Separate Switch-** Add switch and mirror electrical box to the sink area. Connect to the existing power supply.

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

110v Power Receptacles

**110V Receptacle-** Standard dual outlet three prong, 15a rated electrical outlet

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

## 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.

**Lighted Mirror Electrical Rough-in w/ Separate Switch-** Add switch and mirror electrical box to the sink area. Connect to the existing power supply.

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

**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.

**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.

**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.

Electric Panel Circuits

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

**Review the Existing Wiring-** Tie the existing electrical boxes together and secure the wiring. This portion assumes all wiring in place will be usable and that power is fed to the circuits and the breakers are in the panel. If additional electrical is required an additional change will apply.

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## 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

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

**Window Patch:** Install sheetrock and finish the opening ready for primer, spackling, prep ant paint.

**Door Patch:** Install sheetrock and finish smooth to adjoining walls. Sand ready for primer and touch up.

Drywall Finishing

**Beads:** Apply metal comer bead to the outside comers 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.

Drywall Texture Finish

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

## Cabinets & Vanities

**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 &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**

### **Door Installation Labor Items**

**Split Jamb Door Installation-** Install the split jamb door unit into an existing and compatibly sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

**Cased Opening-** Install paint grade flat jamb and colonial casing in the designated opening

**Door Casing-** Install standard casing to the door opening

**Window Casing-** Install standard casing to the window

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

**Linen Shelves-** Provide 5) linen shelves, 2) 16" deep shelves and 3) 12" shelves made of bull nose particle board shelf material mounted to the wall using lx2 or Eui wall nailers.

## **Ceramic Tile Work**

### **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.

**Double Niche Tile-** Install selected tile to the back, face and shelf of the double niche.



Accommodates either a manufactured or a tile fabricated shelf.

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

## **Flooring**

**Hardwood Flooring Installation-** Install tongue and groove hardwood flooring to the proposed areas. Sand, fill, stain and finish with up to two clear coats of urethane. For Master Bedroom

**Hardwood Refinishing-** Sand and finish the proposed hardwood flooring area. To include

sanding, staining (where applicable) and applying clear urethane

## **Ceramic Flooring**

**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

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

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

**Hand Held Shower Assembly-** Mount holder bracket and connect a hand held 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

**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.

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

**GFCI Receptacle-  
110v Receptacle**

## **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.

**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 & 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

**Clean Up:** Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

## **Heated Floor Installation Option**

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

**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.

**Scope:** This is a proposal for work associated with your proposed swimming pool project. I have identified the phases of work and shown the details of each phase. Please review to confirm that I have quoted the work that you would like to have done.

**Site Prep:** Please remove any landscaping and personal contents from the work and access areas prior to commencement of the project.

**Access:** We will require truck and equipment access to the work area. We propose to remove a portion of your fence adjacent to the street and access through that passageway.

**Permit:** The building permit will be provided by you and is not included in this proposal. If engineering, surveying or other work not listed in this proposal is required an additional charge will apply.

**Utilities Location:** Contact Mo1Call and have the utilities marked prior to excavation.

**Hauling:** We propose to spread the excavated soils in your yard so that you do not have to pay for

Hauling off the  
excess soils

**Electrical:** Excavate and install 1) 60A sub panel at the deck location, tied to the existing electrical panel. Install 1) 220v 60a breaker. Backfill the trench with soil salvaged from excavation. Apply contractors mix lawn seed and straw. Watering and maintenance by you

**Scope:** This is a proposal for a 10x10 with 2) 6x12 sections at each end of the deck, wood treated deck, nail fasteners with opening for access from the back yard.

**Site Prep:** Locate the proposed deck and layout pier holes.

**Piers:** Excavate piers in proposed locations. Place up to two bags of concrete at each pier location.

**Support & Railing Post:** Set 4x4 post at each pier location and extend vertically to the railing height. Notch the rim joist location to accommodate the floor framing system.

**Rim Joist:** Attach the rim joist at the house using lag bolts and establish the perimeter of the deck. Double the exterior rim to accommodate the floor load.

**Floor Joist:** Install 2x8 floor joist 16" o.c. and attach using metal joist hangers.

**Decking:** Install 2x6 treated decking material with approx. 1/8" gap between the boards.

**Handrail:** Run 2x4 between the vertical post and place 2x2 wood balusters not more than 4" between. Leave an opening for passage into the back yard.

**Clean Up:** Remove all construction debris and haul from premise.

**Screws in Lieu of Nails:** Install treated screws to fasten the deck with

**Vinyl Siding Repair-** Salvage original siding as possible and utilize owner siding on hand to patch and repair around the new window and openings. Provide new J-mold and trim accessories.

**Exterior Wall Framed Openings:** Fabricate openings to accommodate exterior doors or windows creating a load bearing header. Cut the existing siding and install compatible trim. Further siding finishing may be required and if not proposed we will identify the required additional work.

## **Exterior Doors**

**Provide the following doors- Provide labor to install** 2-8 Full view exterior door with exterior jam, and in swung, pre drill lock set and dead bolt. You provide door, lock set and hardware. Install into the opening listed above

**Estimated Total Contractor's Work For Master Bathroom &**

**Room Extension Project:**

**\$73,664.00 - \$101,288.00**

## 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	Total Cost Est
<b>Sink</b>					
Vanity & Top	Vanity & Top Combo	Pre manufactured	Ea.	1	839.00
Mirror		Surface Mounted	Ea.	2	100.00
Sink Faucet(s)			Ea.	2	240.00
Sink Light Fixture(s)			Ea.	2	78.00
<b>Bath Tub</b>					
Free Standing Tub				1	650.00
Tub Faucet				1	189.00
<b>Shower</b>					
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	22	75.38
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	230	573.70
	Mastic	50 lb. bag Versa Bond White Thinnest mortar tile adhesive for floors and larger wall tile, Reloaded 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea.	2	75.00
	Grout 25 lb. bag	color select	Bag	2	50.00
	Color Match Caulking	color select	Ea.	4	23.96

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
<b>Flooring</b>					
<b>Ceramic Tile</b>			Sq Ft	252	630.00
Mastic		50 lb. bag Versa Bond White Thinnest mortar tile adhesive	25 lb. bag	2	79.98
Grout		Unhanded	25 lb. bag	2	37.98
Color Match Caulk		Tubes	2	2	9.98
Transition Strips		if needed	Ea.	3	87.00
<b>Toilet</b>					
Toilet		Per your selection	Ea.	1	129.00
Toilet Seat			Ea.	1	29.00
<b>Ventilation</b>					
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00
Towel Rings			Ea.	2	40.00
Towel Bars			Ea.	1	29.00
<b>Bathroom Fixtures &amp; Finishes estimated before tax</b>					<b>\$ 5004.98</b>
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** – 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 approximately 6 weeks for new project startups. The actual completion 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 Bathroom and Room Extension** remodel project.



SINCERELY

*Alejandro Franco*

ALEJANDRO FRANCO

Sales Representative

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.