

Since 1981
42 Years of Service



GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Ric's Cell 816-668-6806 Email Ric@gerckenconstruction.com

September 13, 2023



Thank you for inquiring about the **Master Bathroom** 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.

Phase 1: Demolition In this phase, we are removing existing elements such as sinks, mirrors, bathroom accessories, and the shower unit. We salvage items like the stool and baseboard for reuse. Additionally, we disconnect water and drains, demolish the shower door and Whirlpool Tub, and remove the carpet. This phase also includes capping off electrical work associated with the tub.

Phase 2: Framing This phase involves constructing new elements in the bathroom, including a shower enclosure, corner seat, and niche. We also install bathroom accessories such as towel rings, towel racks, and toilet paper holders.

Phase 3: Plumbing Here, we handle the relocation of toilet and shower drains to accommodate the remodel. We will also install a new free-standing tub and its associated plumbing fixtures, including a shower faucet and tub faucet.

Phase 4: Electrical In this electrical phase, we install two new sink lights to enhance the bathroom's lighting.

Phase 5: Drywall Drywall work includes patching as needed to ensure a smooth surface for subsequent finishes.

Phase 6: Millwork This phase involves reinstalling baseboards and shoe moldings to provide a finished look to the space.

Phase 7: Fixtures and Finishes The focus here is on installing various fixtures and finishes, including a Tiffany shower panel, wall niche, corner seat, shower base, LVT flooring, new toilet, sink faucets, shower trim, sink lights, and bathroom accessories.

Phase 8: Clean-Up and Disposal The final phase ensures that the project site is thoroughly cleaned, and all construction debris is properly disposed of, leaving the space ready for use.

These organized phases allow for a systematic approach to the remodel, ensuring that each aspect of the project is completed in a logical sequence.

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.

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

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

Vanity Sink Top- Remove the existing sink top

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**

Millwork-Doors & Trim Removal

Door(s)- Remove the proposed door(s)

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.

Bathroom Surfaces Removal

Tub 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.

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.

Electrical Devices & Wiring Demolition- Detach the electrical components of whirlpool Tub. Reroute the electrical wiring or cap off to accommodate the proposed plan.

HVAC Demolition

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

Half Wall Removal- Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Flooring Removal

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

Bathroom Framing

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

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

Tub Adjacent Cornet Shelf- Fabricate a corner shelf adjacent to the proposed free-standing tub. The shelf height to be approx. the same height as the proposed tub. Typical finishing would be sheetrock on the sides and top. Note: if you choose to use the same top material as your sink

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.

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

Ground Rough

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.

Fixture Relocation

Toilet Drain Relocation- Relocate the stool flange to approx. 15" from the outside wall.

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

Shower

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.

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.

Wall Mounted Free Standing Tub Faucet- Install wall mounted free standing tub filler faucet in the proposed location. Connect to the existing water supply piping

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

Electrical Rough-in

110v Power Receptacles

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

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

Ceiling Patch: Install sheetrock in affected areas (moisture)and finish the opening ready for primer, spackling, prep ant paint.

Wall 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.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Cabinets & Vanity's

None- Cabinet work has not been proposed

Toilet Topper Cabinet- Install a preassemble toilet topper cabinet to the existing wall. Attach scribe and or crown molding provided.

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

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

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

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

Wall Niche- Install the Tiffany recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location

Corner seat- Mount the premanufactured Tiffany corner shelf(ves) unit

Shower Base- Set and connect the proposed Tiffany shower base

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

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

Wall Mounted Sink- Install the mounting bracket and set the wall mounted sink. Attach support legs if applicable.

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

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

None- Electrical fixtures and device installation has not been proposed.

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.

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's & Doors

Shower Door Provide and Install- Provide a Glass shower door installed in the prepared opening. The details of the shower door are as follows.

Mirror(s)

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

Job Clean Up & Disposal

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, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR BATHROOM
PROJECT AS LISTED ABOVE:**

\$19,712 - \$27,104.00

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
Sink						
Sink Top	Top	Pre manufactured	Ea.	1	250.00	250.00
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
Bath Tub						
Free Standing Tub				1	650.00	650.00
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
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	150	3.77	565.50
Towel Ring			Ea.	2	20.00	40.00
Towel Bar			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Bathroom Fixtures & Finishes estimated before tax						\$ 2130.50
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** remodel project.

SINCERELY

Alejandro Franco

ALEJANDRO FRANCO
Sales Representative
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.

