



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

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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.

Please see the details as follows:

SCOPE OF WORK: Total Remodel of MASTER BATHROOM to include removing the following: Jacuzzi Tub, Tub Surround, Tub Plumbing and Electrical; Shower Door & Glass, Shower Valve & Showerhead, Plumbing, Tile Walls, Shower Base; Wall between Shower & Stool; Stool will be relocated; Door to Stool Room; Relocate Vent Fan; Carpet; Vanity Tops; Sink Faucets; Mirrors and Vanity Lights.

REPLACE WITH INSTALLING NEW: Free-Standing Tub, Faucet & Drain; Custom Grout less Tiffany Shower with Tiffany Base, Tiffany Walls, Tiffany Shampoo Niche; Tiffany Shower Walls with no entry door to Shower, Shower Valve, Shower Head with Hand Held Unit & Tiffany Corner Seat; Relocated Stool; New Door to Stool Room, Heated Tile Flooring in Bathroom & Closet; Tiffany Vanity Top & Tiffany Backsplash; 3 LED Vanity Mirrors; 2 Sink Faucets.

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Permits & Licenses

Building Permits

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, so 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, Tub Surround, Tub Plumbing and Electrical; Shower Door & Glass, Shower Valve & Showerhead, Plumbing, Tile Walls, Shower Base; Wall between Shower & Stool; Stool will be relocated; Door to Stool Room; Relocate Vent Fan; Carpet; Vanity Tops; 3 Mirrors & Vanity Lights; Sink Faucets.

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.

Replace Water Shut-Off - 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..

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

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. Save for Customer to reuse.

Vanity Sink Tops- Remove the existing sink tops

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- Disconnect and relocate the existing exhaust fan & light unit

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.

Bathroom Surfaces Removal

Tub and Shower Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub and shower to expose framing.

Bathroom Built-in Fixtures Removal

Shower Faucet & Valve: Remove the existing faucet and cap off water lines or prep for new faucet & Valve.

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.

Electrical Demolition

Electrical Devices & Wiring Demolition- Detach the electrical components identified in the demolition.

HVAC Demolition

Exhaust Fan- Relocate the existing exhaust fan. Attach to the electrical and vent duct.

Structural Demolition

Flooring Removal

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

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Ceiling Framing

Match Ceiling angle in expanded Shower Ceiling.

Remodeling Structural Modifications

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

Corner Shelf - Build corner shelf by Tub if it runs diagonal to a wall

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

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 sheathing to the existing floor joist.

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.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as much 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.

Scope: The HVAC base proposal is to attach to the existing duct work and extend to the new location utilizing the existing heating and cooling system.

Exhaust Vent/Light- 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.

Fixture Relocation

Fixture Relocations: Open the wood sub floor and reroute the drain lines to accommodate the new fixture locations for Tub, Shower & Stool. Connect to the existing drain and vents to include:

Shower

Tiffany Shower Base

Shower Base w/ Standard Curb- Set and connect the proposed Tiffany shower base. Stand curb height approx. 4"

Tub Fixture

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set it 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 Tub, 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.

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.

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

Electrical Scope of Work-Relocate Vent Fan and Light Switch in Bathroom

Lighted Mirror Electrical Rough-in- Provide the electrical power and box to the lighted mirror by extending the power supply from the existing sink light. Note: Note the mirror light and sink light will be on at the same time.

Switches- Switching

Relocate S1- A single throw switch-to control lighting or switched outlet from one location

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.

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.

Scope: The drywall is proposed to sheetrock new Wall between Shower & Stool Room and Shower Walls

Ceiling Texture Stays Intact- Do not remove the existing ceiling texture, it stays intact

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

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- Wall texture has not been proposed

Texture Spot-in- 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.

Vanity

None- Cabinet work has not been proposed

Sink Top(s)

Set Custom Tiffany Sink Top- Set and secure 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

Split Jamb 24" Stool Room 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 them into position. Painting and hardware proposed separately, if at all.

Doors- Provide the following:

2-0 Door Unit

Door Casing Installation- Install the casing trim to the new door.

Baseboard Supply New- As needed, provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

Base shoe Supply New - As needed provide standard base shoe to the hard surface flooring areas.

Tiffany Shower Components

Wall Panel Installation- Install the custom 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

Shower Base- Set and connect the proposed Tiffany shower base

Ceramic Flooring

Heated Floor Tile Prep for Master Bathroom & Closet: 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 are 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 the GCS proposal, it should be done so 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.

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.

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

Toilet Reinstallation: 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 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.

Switch- Install the single switch and cover, standard white plastic switch plates.

Master Bathroom & Closet Heated Floor Control Mounting & Connection- Set the floor control module and connect it to the floor element, sensor, and power supply. Test 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.

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.

Mirror(s)

3 LED Lighted Mirrors- Hang the lighted mirror and fasten into position. Align to accommodate the electrical connection.

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.

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

\$23960.00 - \$32945.00

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). See our website for convenient online invoiced payments. Whatever your financial needs are, we have a solution to get your project started! Just let us know how we can help.

This Proposal is valid for 60 days.

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 project.

SINCERELY



RIC LUTZ

Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

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	816-781-4664
	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	Lowes.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	Santafeglass.net	816-254-5512 <i>(Independence)</i> 816-454-7402 <i>(Gladstone)</i>
	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 <i>(Shawnee)</i> 816-607-5574 <i>(Lee's Summit)</i>
	Home Depot		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowes.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	Lowes.com	816-407-2140