

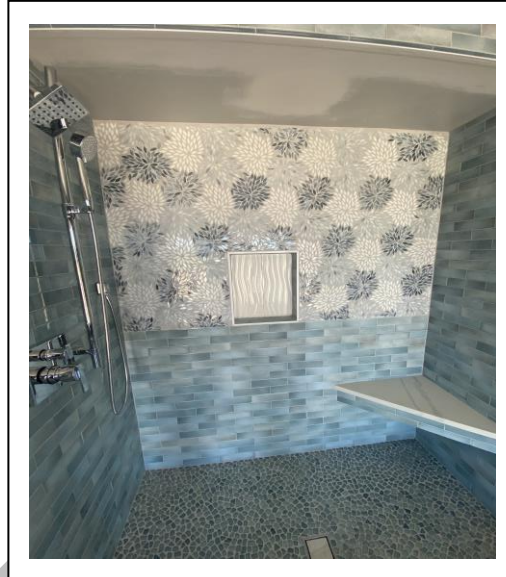


## GERCKEN COMPANY LLC.

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May 17, 2024

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: Demo: Tub, Faucet & Wall Tile; Vanity, 2 Faucets, 2 Mirrors; 2 Can Lights; Stool; Shower Base, Tile Walls, Shower Door & Faucet; Folding Door to Stool Room; Stool Room 1/2 Wall; Tile Flooring; Heat Lamp.**

**REPLACE WITH INSTALLING NEW: 48" x 60" Zero Entry Custom Tile Shower Base with Custom Tile Walls (one with Ceramic Flower Pattern on South Wall), Tile Shampoo Niche, Quartz Bench Seat, Tile Accent Stripe, 2 Grab Bars, Shower Valve, Shower Head with Handheld Unit; 6' Vanity with Quartz 2 Bowls, 2 Faucets, 2 Mirrors and 2 LED Flush Mounted Ceiling Lights; Vent Fan/LED Light Combo; Taller Stool; 36" Entry Door; 5 Shelf open Linen Cabinet in Southwest Corner & 2-3 Floating Shelves across from the Stool. Tile Flooring.**

## 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, 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** - Tub, Faucet & Wall Tile; Vanity, 2 Faucets, 2 Mirrors; 2 Can Lights; Stool; Shower Base, Tile Walls, Shower Door & Faucet; Folding Door to Stool Room; Stool Room Southeast Wall; Tile Flooring; Heat Lamp.

### 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

**2 Mirrors-** Remove and discard if customer buys new Mirror

**Towel Bars-** Remove the existing towel bars

**Toilet Paper Rack-** Remove the toilet paper holder

**2 Sink Faucets-** 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 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 door(s)

**Base Shoe-** Remove the existing base shoe.

**Baseboard-** Remove the existing baseboard.

## **Bathroom Surfaces Removal**

**Wall Finish around Tub-** Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

**Shower Ceramic Tile:** Remove the ceramic tile and attached wallboard from the existing 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.

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

## **Electrical Demolition**

**2 Light Fixtures & Heat lamp-** Remove the existing surface mounted light fixtures and the soffit that they are in. Leave the existing electrical box intact.

## **Wall Demolition**

**Chase Wall for Tub & Southeast Wall to Stool Room-** Remove the framed wall behind the tub.

**Stool Room Entry Door-** Remove the existing entry door to expose the rough opening

## **Flooring Removal**

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

## **Framing**

**2 New Interior Walls:** 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.

## **Bathroom Framing**

**Shower Curb-** Fabricate the shower curb to accommodate the concrete shower pan.

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

**Open Shelves Linen Closet:** Frame the 4' x 2' open linen closet in the Southwest Corner.

**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.

**3 Grab Bars, Towel Bar, 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 much as possible and frame in a single niche recess approx. 14" x 16" in height.

## **Windows - None**

**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 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:

**2 Sink Drain Relocations-** Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

**Toilet mounting flange Modification-** Change the elevation of the stool flange to work with the new proposed stool height. (changes of finished floor height)

**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

#### Concrete Shower Base

#### Hydro Block Shower Base

**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.

### Water Supply Piping and Fixtures

**Bathroom Water Lines:** Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

#### Sink Water Supply Relocations

#### Toilet 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.

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

## Electrical Rough-in

**Electrical Scope of Work-** Install 2 GFI Boxes for Outlets. Install New Vant Fan near Shower. Install 2-3 LED Flush Mounted Ceiling Lights.

**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

**2 Electrical boxes-** Install 2 electrical boxes rated to accommodate 2 outlets

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

### Switches- Switching

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

## **110v Power Receptacles**

**110V GFI- 20a** standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

## **Bathroom Electrical Items**

### **Ventilation Electrical**

**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.

### **Electric Panel Circuits**

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

## **Insulation**

None Proposed- Insulation work has not been identified or proposed.

## **Drywall**

**Scope:** The drywall is proposed to put Sheetrock on old Shower Walls, Tub Walls; repair where wall is being removed & where soffit is being removed.

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

### **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

**Vanity-** 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)**

**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

### **Door Installation Labor Items**

**36" Entry Split Jamb Door Installation-** Provide and Install the 36" 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:

3-0 Door Unit

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

**Baseboard Supply New-** Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or newly proposed.

**Base shoe Supply New -** Provide standard base shoe to the hard surface flooring areas.

**Open 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 1x2 or equivalent wall nailers.

## Ceramic Wall Tile

### Shower Walls

**Waterproofing Walls & Base-** Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

**Backing Board Install New:** Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the minimum 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.

**Tile To The 8' Ceiling-** The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall, up to 8' height (or to the ceiling, if less than 8') **Note: tiling above 8' height and or vaulted ceilings additional**

**Accent Tile:** Install accent tile per the plan that you provide as part of the tile installation proposed.

**Single Niche Tile-** Install ceramic tile to the back, and interior sides of the niche with selected tile.

**Box Seat Tile Installation-** Install Quartz that you purchase on Bench Seat. Tile the front of the seated bench enclosure.

## 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 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.

## Finish Plumbing

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

**Vanity:** Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

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

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

## Finish Electrical- Fixture and Device Mounting- Installation labor

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

**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.

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

**Shower Door - To be installed by manufacturer**

## Mirror(s)

**2 Mirrors-** Install the surface mounted mirrors. 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.

**TOTAL CONTRACTOR'S WORK FOR THE  
MASTER BATHROOM REMODEL PROJECT**

**AS DESCRIBED ABOVE:**

**\$25,931.00 - \$35,655.00**

## 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	Estimated Cost Ea.	Total Cost Est
<b>Sink</b>						
Vanity, Top, 2 Vessel Sinks	72" (6')	Premanufactured	Ea.	1	2100.00	2100.00
2 Mirrors		Surface Mounted	Ea.	2	50.00	100.00
2 Sink Faucets			Ea.	2	140.00	280.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
<b>Cabinets/Shelves</b>						
3 Floating Shelves		for Stool Room		3	20.00	60.00
<b>Shower Base &amp; Custom Tile</b>						
Shower Base Tile	Small Mosaic Tile	Small tiles for the tapered slope of the shower base.	Sq Ft	24	3.49	83.76
Shower Faucet	Shower Faucet	Includes the valve body and trim kit	Ea.	1	200.00	200.00
Shower Wall Tile	Ceramic Tile	Includes flower pattern	Sq Ft	130		4195.67
Metal Edging	Edging/Trim					224.00
Whistler Slalom White	Niche Tile	12 x 36				127.09
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea	2	37.50	75.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	7.99	31.96
<b>Glass &amp; Glazing</b>						
Door & Glass	Glass Entry Door	Provided by a 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
Grab Bars	Surface	Mounted Bars	Ea.	3	49.00	147.00
<b>Flooring</b>						
Tile Flooring		Your choice	Sq Ft	110	4.29	471.90

Mastic		50 lb bag VersaBond White Thinset mortar tile adhesive	50 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
<b>Toilet</b>						
Toilet		Per your selection	Ea.	1	220.00	220.00
Toilet Seat			Ea.	1	29.00	29.00
<b>Ventilation</b>						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
<b>Hardware</b>						
Locksets for doors		Pocket types	Ea.	1	24.00	24.00

Bathroom Fixtures & Finishes estimated before tax \$ 9504.32

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!

 = Items to be purchased from F & F

**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 Bathroom Remodel project.

SINCERELY

*Ric Lutz*

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
<b>VANITIES &amp; CABINETS</b>	Carr-Kee, LLC	Shellaine Krohne	1317 East H Highway Liberty, MO 64068	<a href="http://cabinetlady7.com">cabinetlady7.com</a>	816-781-4664
	Home Depot Cabinet Dept.		8598 N. Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's Cabinet Department		1920 N. Stewart Rd. Liberty, MO 64068	<a href="http://Lowe's.com">Lowe's.com</a>	816-407-2140
	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	<a href="http://Kansasgranitemart.com">Kansasgranitemart.com</a>	816-219-1417
<b>Tops</b>	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	<a href="http://Kansasgranitemart.com">Kansasgranitemart.com</a>	816-219-1417
	Tiffany Marble		16 SE 16th Street Lee's Summit, MO 64081	<a href="http://Quarzosurfaces.com">Quarzosurfaces.com</a>	816-524-0023
	Midland Marble & Granite		2001 W. Geospace Dr. Independence, MO 64056	<a href="http://Midlandmarble.com">Midlandmarble.com</a>	816-257-2000
<b>Glass Shop</b>	Fountain Glass	David Delafuente	15815 W. 110th Street Lenexa, KS 66219	<a href="http://Fountainglass.com">Fountainglass.com</a>	913-764-6014
	Santa Fe Glass		145 E. Lexington Avenue Independence, MO  7302 N. Oak Trafficway Gladstone, MO	<a href="http://Santafe-glass.net">Santafe-glass.net</a>	816-254-5512 (Independence)  816-454-7402 (Gladstone)
	Precision Glass Services		15815 W. 110th Street Pleasant Valley, MO 64068	<a href="http://Kcprecisionglass.com">Kcprecisionglass.com</a>	816-781-0087
<b>Ceramic Tile</b>	Fixtures & Finishes, LLC		137 N. Stewart Road Liberty, MO 64068		816-781-7491
	Floor & Décor		7601 E. Frontage Road Overland Park, KS 66204	<a href="http://Flooranddecor.com">Flooranddecor.com</a>	913-953-3200
	Emser Tile		10550 Lackman Road Lenexa, KS 66219	<a href="http://Msisurfaces.com">Msisurfaces.com</a>	913-953-3200
	The Tile Shop		6400 Niemen Road Shawnee, KS 66203 OR 300 SW Blue Parkway, STE B Lee's Summit, MO 64063	<a href="http://Thetileshop.com">Thetileshop.com</a>	913-631-8453 (Shawnee)  816-607-5574 (Lee's Summit)
	Home Depot		8598 N. Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	<a href="http://Lowe's.com">Lowe's.com</a>	816-407-2140
<b>Plumbing Fixtures &amp; Supplies</b>	Neenan Company	Ren	660 Haines, Liberty, MO 64068	<a href="http://Neenanco.com">Neenanco.com</a>	816-781-6194
	Home Depot		8598 Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	<a href="http://Lowe's.com">Lowe's.com</a>	816-407-2140