



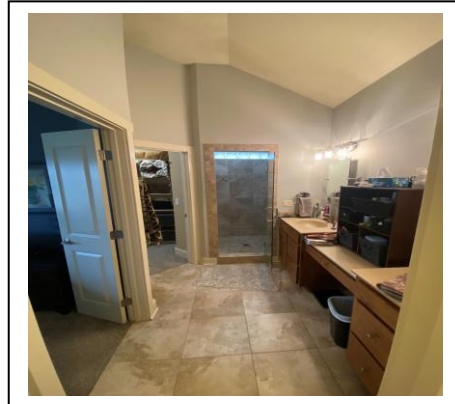
GERCKEN COMPANY LLC.

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

January 31, 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: Remodel Master Bathroom to include removing: Shower Base, Shower Tile Walls up to 9', Glass Door; Shower Valve & Showerhead; Vanity, Tops & Faucets; 2 Vanity Lights; 2 Mirrors; Tile Flooring; Base Shoes & Trim (will be reset); Stool. We will remove the upper portion of the Shower Wall next to the Sink & Vanity. Open walls to add additional outlets. Replace 9" x 40" Window with larger Window.

REPLACE WITH INSTALLING NEW: Custom Walk-In Shower with Concrete Base, Tile Floor, Tile Shower Walls to 9', Tile Custom Niche; Shower Valve & Raised Showerhead, Tile Corner Seat, Supply Lines; Stem Wall between Vanity & Shower; Vanity, Top & 2 Faucet; Bidet with Electrical Outlet; Heated Tile Flooring; 2 LED Vanity Mirrors; 2 Vanity Lights; Outlet for Heated Towel Rack; Reset Base Trim & Base Shoe. Install new replacement Window on North Shower Wall.

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: Shower Base, Shower Tile Walls up to 9', Shower Valve & Showerhead; Remove Shower Wall next to the Vanity to 9'; Vanity, Top & Faucet; 2 Vanity Lights; 2 Mirrors; Tile Flooring & Concrete Backing Board; Base Shoes & Trim (will be reset); Stool. Selective sheetrock to add new outlets. Demo Shower Ceiling.

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 n- 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

2 Mirrors- Remove and discard

2 Sink Faucets- 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.

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

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

Bathroom Built-in Fixtures Removal

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

Shower Base-Concrete: Remove the existing shower base and disconnect the drain.

Electrical Demolition

2 Light Fixtures- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

HVAC Demolition

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

Structural Demolition

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Shower Wall Removal- Remove the existing wall between Vanity & Shower up to 9' to accommodate the proposed plan. Note: Structural limitations may impact on the proposed structural plan.

Window- Remove the existing window

Flooring Removal

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

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 -None

Vaulted Ceilings: We are not changing Vaulted Ceilings.

Bathroom Framing

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

Corner 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.

Custom Niche in Load Bearing Wall- Fabricate a 24" x 16" niche into the existing load bearing wall. Cut the wall framing, install a load bearing header, and fabricate a 24" x 16" recessed niche. Note: Disruption to the opposing side of the wall may occur. If so, the cost to repair/restore the wall surface will be treated as additional work. The cost will be added to this proposal if encountered.

Windows

Replacement Window- Provide 1) single or double hung replacement window installed into the existing window jamb. The window to be white vinyl, thermal, and Low-E privacy glass.

HVAC -No work has been proposed.

None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

Fixture Relocation

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

Shower

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner in preparation for a new cast-in-place shower base and attach to the existing drain line.

Concrete Shower Base: We will form and pour a cast-in-place concrete shower base which will have an approximate 4" access curb and finished smooth ready for ceramic tile.

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

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

2 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

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

110v Power Receptacles

(3) 110V Receptacle- Standard dual outlet three prongs, 15a rated electrical outlet, 1 is for Heated Towel Rack (no switch).

Bathroom Electrical Items

Electric Room Heating

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 Towel Rack - Run power to 110v Box mounted for Heated Towel rack

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

Scope: The drywall is proposed to put backing board behind Tile Shower Walls and to raise ceiling in shower area.

Drywall Finishing

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.

Walls & Ceiling- Fill & Finish apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Drywall Texture Finish

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.

Cabinet & Vanity by others- The Cabinet(s), Vanity('s) and related work is to be provided by others. Note- Installation shall be harmonious with GCS Contractors' Work Schedule to prevent interruption of workflow.

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

Window Casing- Install standard casing to the window

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

Base Shoe Reinstallation- If required, Reinstall the original base shoe

Ceramic Tile Work

Shower Base Tile- Provide the labor to install the mosaic or similar tile compatible with a tapered shower base. Adhere to the concrete. Set a pre-manufactured sill if provided.

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 include the main 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 9' Ceiling- The standard height of shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall, up to 9' height (or to the ceiling, if less than 9') **Note: tiling above 9' height and or vaulted ceilings additional**

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

Custom Niche Tile- Install ceramic tile to the back and interior sides of the niche.

Ceramic Tile Window Wrap- wrap the window opening by installing tile to the recessed area of the window to the proposed tile height. Caulk the joint between the window and tile. Note: requires a water resistant or vinyl window.

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Flooring

Ceramic Flooring

Heated Floor Tile Prep: 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 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

2 Sink Faucets: 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.

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 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

2 Light Fixtures- Install the surface mounted fixture compatible with the existing electrical box and wiring.

(4) 110v Receptacles - 3 Behind Vanity & 1 for Heated Towel rack

Lighted LED Mirror Electrical Connection- Provide the electrical connection to the lighted mirror by extending the power supply from the wall mounted electrical box to the mirror fixture and connect.

Hardware Installation

None- Hardware modification or installation has not been proposed.

Shower Door - To be installed by manufacturer

Mirror(s)

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

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 THE
MASTER BATHROOM REMODEL PROJECT
AS DESCRIBED ABOVE:
\$24,460.00 - \$33,632.00**

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
Sink						
Vanity & Top	Combo	Custom??	Ea.	1	2000.00	2000.00
Vanity Lights			Ea.	2	80.00	160.00
Sink Faucet			Ea.	2	200.00	400.00
LED Lighted	Mirrors		Ea.	2	300.00	600.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	30	3.49	104.70
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	200	3.50	700.00
Mastic	50 lb bag VersaBond White Thinset mortar tile adhesive for larger wall tile	Reliabond 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea.	3	37.50	112.50
	Accent Tile	Consider the width of the accent you choose.	Ln Ft	22	2.00	44.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.30
	Grout 25 lb. bag	color select	Bag	3	25.00	75.00
Caulk	Color Match	color select	Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Entry Door	Provided by glass shop.	Ea.	1	800.00	800.00
Flooring						
Ceramic Tile			Sq Ft	78	4.29	334.62
Mastic	VersaBond White 25 lb	Thinset mortar tile adhesive	bag	1	39.99	39.99
Grout	25 lb. bag	Unsanded	. bag	1	18.99	18.99
Toilet						
Toilet		Per your selection	Ea.	1	199.00	199.00
Toilet Seat			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 5,847.06

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- 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 EXPIRES IN 3 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

RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

REMOVED

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 (Independence) 816-454-7402 (Gladstone)
	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 (Shawnee) 816-607-5574 (Lee's Summit)
	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