



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 HALL 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 Hall Bath to include Demo of: Tub/Shower Unit, Valve & Faucet; Stool; Vanity Top & Faucet; Stool; Flooring & Vent Fan.

REPLACE WITH INSTALLING NEW: Bathtub with Shower; Tub/Shower Valve; Showerhead; Curved Shower Curtain Rod; 30" Vanity; Stool; LVT Flooring & Base Trim; Vent Fan.

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.

Demolition

Demolition Scope of Work: Demo:

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

Sink Faucet- 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

Stool: Disconnect, detach, and remove the stool- Discard

Exhaust Fan & Light- Disconnect and remove the existing exhaust fan & light unit

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 Built-in Fixtures Removal

Tub & Shower Faucet- Remove the existing tub/shower faucet and cap the water supply lines.

Tub & Shower Unit: Remove the existing fiberglass tub, Tub/shower, and discard.

HVAC Demolition

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

Flooring Removal

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

Framing

None Proposed- Framing, carpentry and structural modifications have not been proposed.

Plumbing-Rough in

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

Tub Fixture

Bathtub- Furnish and Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub that we furnish into a prepared opening and connect the trap and drain. Tubs in excess of 100 lbs. may require additional labor and cost.

Tub & Shower Faucet: Mount the valve assembly, shower head adapter and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, shower head, and tub spout.

Electrical Rough-in

None Proposed- Electrical rough-in modifications have not been proposed.

Insulation

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

Drywall

None Proposed- Drywall hanging, finishing, touch up or modification work has not been identified or proposed.

Sink Top

Set Sink Top that you purchase- 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 Reinstallation- Reinstall the original baseboard to the existing walls.

Base Shoe Reinstallation- Reinstall the original base shoe

Tiffany Tub 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

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 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.

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escutcheons, shower head and tub spout.

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

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Hardware Installation

Shower Curtain Rod Installation- Provide labor and fasteners to set a shower curtain rod at your tub or shower location. Please note any special instructions for your curtain height.

Shower Enclosure's & Doors

None- Shower Door/Enclosure installation has not been proposed

Job Clean Up & Disposal

Clean Up: Remove all construction debris from the job site and sweep the floor.

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR THE HALL BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$12350.00 - \$16981.00**

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
Vanity & Tub/Shower						
Vanity Top		Premanufactured	Ea.	1	450.00	450.00
Sink Faucet			Ea.	1	120.00	120.00
Tub/Shower Faucet				1	189.00	189.00
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	62	4.00	248.00
Toilet						
Toilet		Per your selection	Ea.	1	169.00	169.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00

\$1284.00

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.

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 **Hall Bathroom** project.

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.