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40 Years of Service



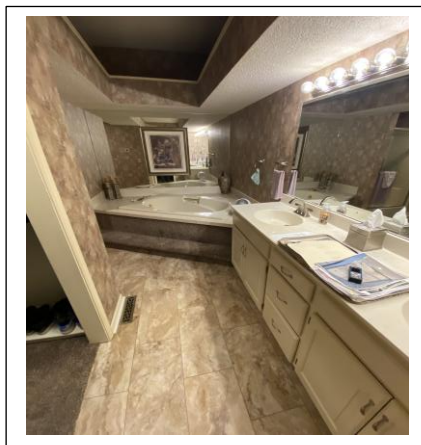
GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

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February 17, 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.

Scope of Work- Master Bath Remodel to include Demo Whirlpool Tub and Surround, Tub Faucet, Cap Electrical to Tub; Shower Unit, Shower Valve & Shower Head; Tile Flooring; Soffit above new Shower; Stool (save to reset). REPLACE with installing New: Custom Walk-In Shower with Tiffany Base, Tile Walls, 2 Tile Shampoo Double Niches, 2 Shower Valves & Dual Showerheads, 2 Grab Bars; Turn old Shower area into new Closet with 2 Clothes Poles; reset Stool. Install LTV Flooring in Bathroom & Closets.

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 varies, 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

Demolition Scope of Work: Demo - Whirlpool Tub and Surround, Tub Faucet, Cap Electrical to Tub; Shower Unit, Shower Valve & Shower Head; Tile Flooring; Stool (save for reuse).

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

Stool: Disconnect, detach, and remove the stool- **Salvage for Reusage.**

Shower Door/Enclosure: Remove the existing shower door and discard.

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 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 Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

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 - None

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)

Bathroom Framing

Make current Shower into Clothes Closet- Frame clothes closet with 2 Poles for hanging clothes. Hang 2 Sliding Doors (48" total width) that Owner Provides.

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.

Clothes Closet – Convert area from old Shower into a Closet for Steve with 2 Poles, no door.

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

HVAC work has not been proposed

Plumbing-Rough in

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

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 the Shower..

Shower

Custom Tiffany Shower Base: Set and connect the proposed Tiffany shower base and attach to the existing drain line.

Water Supply Piping and Fixtures

Shower Water Supply Relocation

2 Shower Faucets: 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

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

Insulation

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

Drywall

Drywall - Install Sheetrock on Shower South wall as needed

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

Cabinets & Vanity's

None- Cabinet work has not been proposed

Sink Top(s)

None- New sink tops or modification of the existing has not been proposed.

Millwork- Doors & Trim

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

Base Shoe Reinstallation- Reinstall the original base shoe

Ceramic Tile Work

Ceramic Wall Tile

Shower Walls

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

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

2 Double Niches Tiled- Install ceramic tile to the back, and interior sides of the 2 niches with selected tile.

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.

Finish Plumbing

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

Handheld 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.

Hardware Installation

2 Grab Bars- Surface mount the 2 proposed grab bars at the determined locations in the Shower. Note, if the location 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 Enclosure and Mirror(s)

Shower Door - To be installed by manufacturer

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 MASTER BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$22,500.00 - \$30,000.00**

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
Shower						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	2	160.00	320.00
Shower Wall Tile	Ceramic Tile		Sq Ft	270	2.49	672.30
	Mastic	50 lb bag VersaBond White Thinset mortar tile adhesive for floors and larger wall tile, Reliabond 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea.	4	37.50	150.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	36	1.50	54.00
	Grout 25 lb. bag	color select	Bag	4	25.00	100.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.	Ea.	1	1,000.00	1,000.00
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	42	4.00	105.00
Hardware						
Grab Bars	In Shower area	24-48" per your selection	Ea.	2	49.00	98.00

Bathroom Fixtures & Finishes estimated before tax \$ 2,586.26

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). 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 typical duration of a bathroom project is approx. 15 working days. The actual 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

Ric Lutz

RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

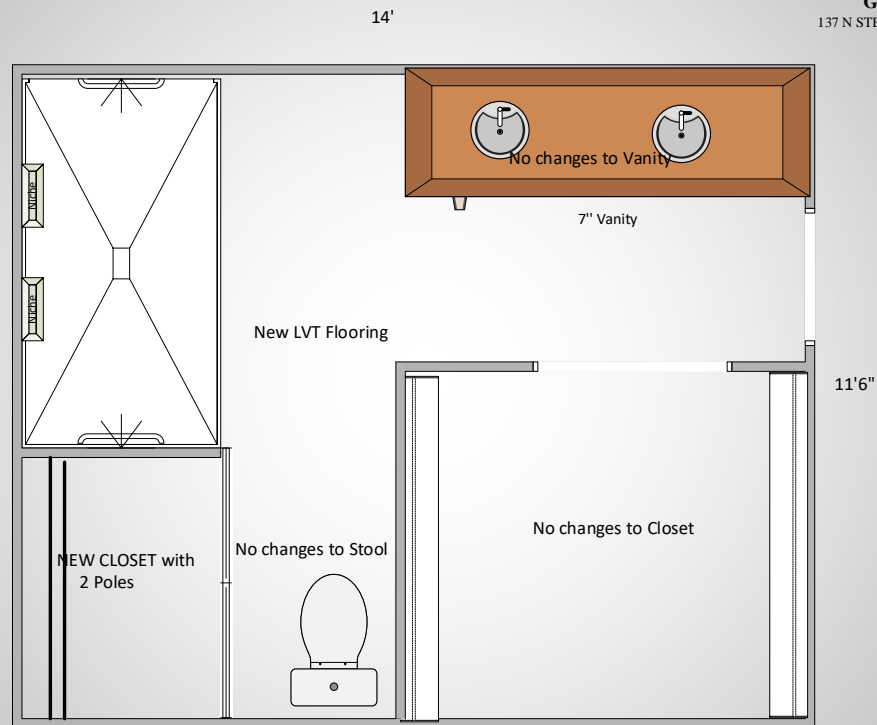


GERCKEN COMPANY LLC.

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816-781-7491 Fax 816-781-7496

PETRY
Master Bathroom

By Ric Lutz
816-668-6806
1-15-23



Conceptual Drawing- Not to scale. Review and
verify prior to construction.

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	Lowe's.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	Lowe's.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	Lowe's.com	816-407-2140