

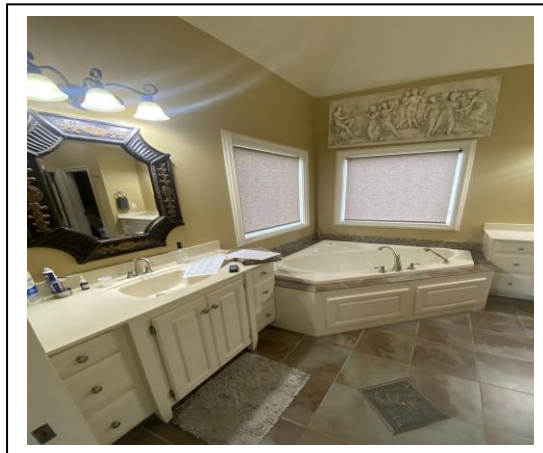


## GERCKEN COMPANY LLC.

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November 18, 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 confirm that I have proposed what you would like to have done.

Please see the details as follows:

**SCOPE OF WORK: Demo the following: Jacuzzi Tub, Faucet, Surround including Tile, Cap Water & Electric; 2 Vanities, Tops & Faucets; 2 Vanity Lights & 2 Mirrors; Shower Concrete & Tile Base, Shower Valve & Showerhead, Shower Tile Walls and Bench Seat; Shower South & East Walls to allow for larger Shower; Tile Floor & Underlayment; Remove Stool to reset; Flooring Base Trim and will save to reset.**

**INSTALL NEW: Free-Standing Soaker Tub & Faucet relocated Drain; 2 Vanities, Tops & Faucets; 2 Vanity Lights and Mirrors; Build new Wall for 48" x 90" Custom Walk-In Shower with Concrete & Tile Base with relocated Drain, Tile Walls with Accent Stripe, 2 Shampoo Niches, 2 Shower Valves, 2 Faucets; Heated Tile Floor with Programmable Thermostat. Reset Base Trim and add new as needed on new Shower Walls.**

## 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 Scope of Work: Demo: Jacuzzi; Tub Surround & Faucet, cap Water & Electric; Wall Tile; 2 Vanities & Top; 2 Faucets; 2 Mirrors; 2 Vanity Lights; cap off Water Lines; Shower Concrete Base; Floor Tile; Tile Walls & Bench Seat; Shower Valve & Showerhead; Shower Wall to expand Shower; Floor Tile & Base Trim; Center Shower Drain; Tile Flooring & underlayment; Remove Stool and save to reset.**

## 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

### Bathroom Surface Mounted Fixture & Hardware Removal

**2 Sink Lights-** 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.

**2 Vanity Sink Tops-** Remove the existing sink tops

**2 Vanities-** Remove the existing vanity.

**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 Surfaces Removal

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

**Shower Wall Finish- Drywall & Tile:** Remove the existing drywall and attached ceramic tile from the proposed areas. Where applicable, cut the sheetrock 1" below the ceiling line and detach. Leave the existing ceiling intact.

### Bathroom Built-in Fixtures Removal

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

**Tub Faucet-** Remove the existing tub faucet and cap the water supply lines.

**Shower Base-Concrete:** 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.

**Whirlpool Tub Skirting (Face)-** Remove the existing face enclosure from the whirlpool tub.

## **General Demolition**

### **Electrical Demolition**

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

**Chase Wall for Shower-** Remove the framed wall adjacent to the shower fixture. This is so we can enlarge your Shower.

### **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)

### **Bathroom Framing**

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

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

**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.

**2 Niches - 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.

## **HVAC**

HVAC work has not been proposed

## **Plumbing-Rough in**

### **Ground Rough**

**Use Existing Ground Rough-** The under-slab ground rough-in plumbing drains and vents are existing. Utilize the existing piping and set fixtures at their rough locations.

### **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.

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

**Bathtub Drain Relocation-** Open the floor to relocate the bathtub drain. Connect to the existing drain piping.

## **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 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.

### **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 2 Sinks, Tub, and Shower.

**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.

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

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

**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.

**Scope:** The drywall is proposed to finish shower Walls & patch wall where Jacuzzi was, 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-** Ceiling or wall texture has not been proposed

## Cabinets & Vanity's

**2 Vanities-** Provide the labor to set and secure pre-assembled floor mounted vanities. 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 2 Sink Tops-** 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.

**Baseboard Supply New-** Provide new baseboard to the walls where the existing is disrupted or newly proposed.

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

## 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.

**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

**2 Single Niches Tile-** Install ceramic tile to the back, and interior sides of the 2 niches with selected tile.

## 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.

## Finish Plumbing

**2 Sink Faucets:** Provide the labor and plumbing fittings to install 2 sink faucets and pop-up drains

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

**2 Shower Faucet Trim Installations-** 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.

**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.

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

**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.

## **Shower Enclosure's & Doors**

**Shower Door & Enclosure by Glass Shop-** Provided and installed by others, has not been proposed

## **Mirror(s)**

**2 Mirrors-** Install the surface mounted mirrors. Place anchors or screws at the mirror mounting points.

## **Project Access**

**Unrestricted Access:** GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damage to the existing lawn, landscaping, drives or walks could occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed, or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

## **Job Clean Up & Disposal**

**Dump Bed Trailer-** Clean up daily and use On Site for Trash hauling

**ESTIMATED TOTAL CONTRACTOR'S WORK  
FOR THE MASTER BATHROOM PROJECT  
AS DESCRIBED ABOVE:  
\$24,530.00 - \$33,729.00**

**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.

**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.



## 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://Santafeglass.net">Santafeglass.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