

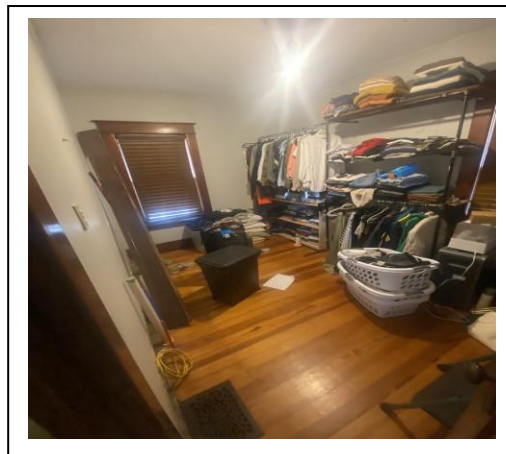


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April 15, 2025

Thank you for inquiring about the **NEW 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- Convert 2nd Floor Space to Master Bathroom. Including Demo: Walls; Ceiling; Electrical; Doorway to deck; Base & Window Trim & Flooring (save for customer). Remove floor vent and salvage for owner. Remove part of Closet entry wall.

REPLACE BY INSTALLING NEW: New Electric; Sheetrock Walls & Ceiling; New Entire Tile Floor; Dual Bowl Vanity; 1 or 2 Mirrors; 1 or 2 Vanity Light; Toilet; 3' x 5' All Tile Shower in Northeast Corner; Shower Valve & Supply Lines & Showerhead; We will build a new inside insulated North wall for Shower plumbing (we will build extension Jam for north window and reinstall Trim; Concrete Shower Base with Tile, Tile Walls, Tile Shampoo Niche; Glass Wall (to be installed by Glass manufacturer) & No shower Door. Set Clawfoot Tub &

Feet & Tub Faucet. Wall up door to deck, Insulate All exterior walls. Install exterior siding that you supply for where door was. Convert Closet to Linen Area with 5 shelves. Install Vent Fan with vent to exterior. Install flush mounted LED Lights in new Ceiling with Smooth finish. Add 2 new GFI Outlets & New Light Switch. Add cover that you provide for HVAC vent by chimney. Build new approx. 6" Entry Linen Wall since we are moving it to the west to accommodate the new Tub.

Environmental Requirements

Lead Safe Testing- If your home was built in **1977 or prior**, we are required to test the work area for lead based paint. A test for each component is required, such as the trim paint, ceiling paint, wall paint or other surfaces that may contain lead. The fee for testing is based upon the number of tests conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

Permits & Licenses

Building Permits

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, 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, 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 to include Walls; Ceiling; Electrical; Doorway to deck; Base & Window Trim & Flooring (save for customer).

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Water Shut-Off- Install shut-offs.

Bath Demolition

Millwork-Doors & Trim Removal

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation.

Bathroom Surfaces Removal

Ceiling Finish- Plaster & Lath- Remove the existing plaster and lath to expose the framed structure

Wall Finish- Plaster & Lath- Remove the existing plaster and lath to expose the framed structure

General Demolition

Electrical Demo Scope of Work: Remove electrical in this area.

HVAC Demolition

Flooring Removal

Wood Flooring- Remove interlocking or tongue and groove flooring

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Interior Wall: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c.

Exterior Siding

Install siding that you provide

Remodeling Structural Modifications

Partial Wall Removal: Remove the designated portion of the proposed wall Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available vis supplement identifying the additional concealed modification needed.

Enclose Previous Opening- Remove the window or door unit and fame the opening using compatible framing lumber and install sub-sheeting ready for finish exterior application. See plan for openings to be enclosed.

Linen Shelves Alcove- Frame wall(s) to accommodate open reach-in shelves for linen storage

Windows

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

HVAC

HVAC: Utilize the existing supply vent for the bathroom. **Install new Cover.**

Exhaust Vent- 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.

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.

Hydro Block Shower Base

Tub Fixture

Free Standing Claw Foot Tub- Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

Water Supply Piping and Fixtures

Fixture Water Piping: Connect to the existing piping and extend to the new fixture locations. Stub through wall or floor for rough-in and cap off. If specific location of the water supply stub is required, please identify this need while the piping is being placed.

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.

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.

Electrical Scope of Work- Remove the existing electrical and wire for 2 GFI Outlets, Light Switch & Vent Fan.

Lighting Electrical

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

Switches- Switching

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

Sink Light Fixture Mounting Box- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Ceiling Light Fixture Mounting Box-Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

Electric Panel Circuits

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

Review the Existing Wiring- Tie the existing electrical boxes together and secure the wiring. This portion assumes all wiring in place will be usable and that power is fed to the circuits, and the breakers are in the panel. If additional electricity is required an additional change will apply.

Scope: This proposal is to provide insulation in the walls and ceilings of the new Room exterior walls.

Ceiling: Provide and install 6" R-19 fiberglass bat insulation to the second-floor ceiling framing.

Whole Bathroom Drywall Walls & Ceiling- Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep and paint.

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

Ceiling finish smooth.

Vanity(s)- Provide the labor to set and secure preassembled 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.

Linen Cabinet Installation- Provide the labor and fasteners to set and anchor a preassembled single width linen cabinet. Includes installing the wall scribe molding at the wall and where applicable, the crown or head trim.

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

Window Casing Reinstallation- (if needed) Reinstall the original window casing trim to the existing window.

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

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

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 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.

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

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 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 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 2 sink faucets and pop-up drains

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.

Tub Faucet Trim Installation- Install the Tub trim, including the handle(s), escutcheons, 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 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

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

2 Receptacles- Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

Switches- Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" 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. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

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

Mirror(s)

2 Mirror- Install the surface mounted mirror. 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 possibly 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- 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 BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$34,299.00 - \$47161.00**

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.

Sink						
Vanity & Top	Combo	Premanufactured	Ea.	1	2000.00	2000.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light	Fixtures		Ea.	2	50.00	100.00
Bathtub						
Tub Faucet					189.00	189.00
Shower						
Shower Base Tile	Small Mosaic Tile	To accommodate the tapered shower base.	Sq Ft	18	3.49	62.82
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	70	3.00	210.00
Thinset Adhesive	covers 45 s.f.	25 lb bag VersaBond White Thinset mortar tile	Ea.	2	25.00	50.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	28	2.50	70.00
Grout 25 lb. bag	covers 50 s.f.	color of your choice	Bag	2	25.00	50.00
Color Caulk	Color Match	color of your choice	Tubes	2	18.00	36.00
Glass & Glazing						
Shower Glass	Provided by glass shop.	See vendor referral list for available shops.	Ea.	1	800.00	800.00
Flooring						
Ceramic Tile			Sq Ft	118	3.00	354.00
Thinset Adhesive		25 lb bag VersaBond	bag	2	25.00	50.00
Grout		Unsanded 25 lb	bag	2	18.99	37.98
Color Match Caulk		Tubes	2	2	18.00	36.00
Transition Strips		if needed	Ea.	1	29.00	29.00
Misc.						
Toilet		Per your selection	Ea.	1	129.00	129.00
Ventilation						
Exhaust Fan/Light	110v	Your choice-	Ea.	1	79.00	79.00
Towel Bar			Ea.	1	29.00	29.00
Toilet Paper	Holder		Ea.	1	18.00	18.00

Bathroom Fixtures & Finishes estimated before tax \$ 4640.80

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 can also 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 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
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