

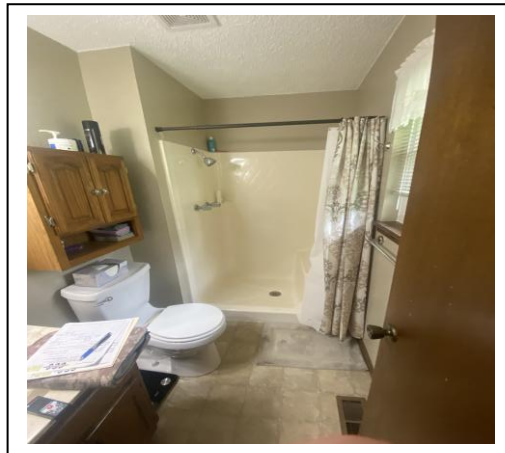


**GERCKEN COMPANY LLC.**

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**June 2, 2025**

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 Unit & Wall behind Showerhead; Shower Valve & Showerhead; Stool; Medicine Cabinet over the Stool; Vanity; Light; Mirror; Flooring & Base trim; Popcorn Ceiling; Door.**

**REPLACE WITH INSTALLING NEW: Tiffany Grout Free: Low Profile Shower Base with left hand drain; Walls, Corner Bench Seat & Shampoo Niche. Install Shower Valve & raised Showerhead; Shower Door; Stool; Vanity, Top & Faucet; Recessed Medicine Cabinet with 1 outlet over the Vanity; Flooring & Base Trim; Refinish Windowsill; new 24" Door & Trim (inside & outside).**

## 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** Shower Unit & Wall behind Showerhead; Shower Valve & Showerhead; Stool; Medicine Cabinet over the Stool; Vanity; Light; Mirror; Flooring & Base trim; Popcorn Ceiling; Door.

### 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

**Sink Light(s)-** Remove and discard

**Medicine Cabinet-** Remove the existing medicine cabinet and discard

**Mirror(s)-** Remove and discard

**Sink Faucet(s)-** 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 Rod-** Remove the existing shower rod, spring loaded, or wall anchored

#### Millwork-Doors & Trim Removal

**Door(s)-** Remove the proposed door(s)

**Casings-** Remove the existing door and window casings and salvage (if applicable) for re-installation.

**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.

**Windowsill-** Refinish Windowsill to match doors & trim

#### Bathroom Built-in 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.

## General Demolition

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

**Electrical Devices & Wiring Demolition-** Detach the electrical components identified in the demolition. Reroute the electrical wiring to add 1 new outlet

## Flooring Removal

**Vinyl or Glue Down Flooring-** Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

## Framing

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

### Wall Removal

**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.

### Bathroom Framing

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

**Shower Corner Seat:** Frame a shower seat per the proposed layout. Prep for Tiffany

**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.

**Grab Bar (for Future), Towel Bar, and Toilet Paper Holder:** When the fixture location is determined ahead of time and if the wall framing cavities are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s), or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

**Niche - Wall Cavity Recess:** Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

**Recessed Medicine Cabinet Opening-** cut and opening into the proposed wall location to expose recessed cavity and frame per size to accommodate the proposed medicine cabinet. Note: If plumbing, electrical, or other obstructions exist, a change to the scope of work will be required that may impact the cost of your project.

## Plumbing-Rough in

**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**

### **Tiffany Shower Base**

**Shower Base w/ Low Profile Curb-** Set and connect the proposed Tiffany shower base. Stand curb height approx. 2 1/2"

### **Tiffany Shower Components**

**Wall Panel Installation-** Install the custom sized Tiffany wall panels. Apply mastic, cut, fit, and hang the wall panels proposed

**Wall Panel Trim-** Install the Tiffany corner molding

**Wall Shampoo Niche-** Install the Tiffany recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location

**Corner seat-** Mount the Tiffany corner seat

### **Water Supply Piping and Fixtures**

#### **Shower Water Supply Relocation**

**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.

## **Electrical Rough-in**

**Electrical Scope of Work-** Remove the existing light fixture and mount new one in place of the existing. Add 110v Outlet by Medicine Cabinet.

### **Switches- Switching**

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

### **110v Power Receptacles**

**110V GFI- 20a** standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

### **Electric Panel Circuits**

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

## **Drywall**

**Ceiling Texture Removal-** Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

**Tile Backing Board-** Install 1/2" tile rated Densglass backing board to the shower as backing.

### **Drywall Finishing**

**Existing Ceiling Patch, Fill & Finish:** Apply joint compound to fill and finish the ceiling.

## **Cabinets & Vanity's**

**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.

**Recessed Medicine Cabinet Installation-** Install medicine cabinet to the surface of the wall or into a prepared opening.

## 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

**Stain Grade-** The doors and trim are preferred select ready for stain

### Door Installation Labor Items

**Split Jamb Door Installation for Closet doors-** Install the split jamb door unit into an existing and compatibly sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

**Doors-** Provide the following:

2-0 Door Unit

3-0 Door Unit

**Door Casing-** Install standard casing to the door opening

**Baseboard Supply New-** Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

**Base shoe Supply New -** Provide standard base shoe to the hard surface flooring areas.

## 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.

## Painting

**Painting Scope of Work-** Stain new Entry Door & Casing. Stain Base Trim in Bathroom & Bedroom. Stain 2 new Closet Doors & Trim. Finish & Stain Windowsills.

Note: We will provide the painting labor, masking, and protection materials. You will supply the paint.

## 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.

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

**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-** Install the surface mounted fixture compatible with the existing electrical box and wiring.

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

## **Hardware Installation**

**Towel Bar-** 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.

**Door Locksets-** Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

**Grab Bar-** We are not installing Grab bars at this time but will Surface mount bracing for future Grab Bar mounting.

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

**Shower Door Installation-** Provide the labor to install a premanufactured compatible shower door fitted for the proposed opening. To include cutting the provided metal frame and mounting components, fastening in place, hanging the door(s), adjusting for alignment and caulking.

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

## **Mirror(s)**

**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  
MASTER BATHROOM & MASTER BEDROOM PROJECTS  
AS DESCRIBED ABOVE:  
\$13,868.00 - \$19,068.00**

**Master 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
<b>Sink</b>						
Vanity & Top	Combo	Premanufactured	Ea.	1	200.00	200.00
Medicine Cabinet		Recessed with Mirror	Ea.	1	100.00	100.00
Sink Faucet			Ea.	1	160.00	160.00
Sink Light Fixture			Ea.	1	39.00	39.00
<b>Shower</b>						
Tiffany Shower (Resin Poured Base & Wall Panels)		Includes Corner Seat & Shampoo Niche	Ea.	1	3,898.01	3,898.01
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
<b>Glass &amp; Glazing</b>						
Door & Glass	Manufactured Door		Ea.	1	800.00	800.00
<b>Flooring</b>						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	33	4.00	132.00
<b>Misc.</b>						
Toilet		Per your selection	Ea.	1	159.00	159.00
Toilet Seat			Ea.	1	29.00	29.00
<b>Hardware</b>						
Locksets for doors		Knob types	Ea.	1	24.00	24.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00

Bathroom Fixtures & Finishes estimated before tax \$ 5,748.01

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, Hall Bathroom, selected Door, and Trim Remodel projects.

SINCERELY



**RIC LUTZ**  
Sales Manager

**GERCKEN CONSTRUCTION SERVICES LLC.**

A dba of GERCKEN COMPANY LLC.

# VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
<b>Vanities &amp; Cabinets</b>	Legacy Custom Cabinets	Mike Westerfield	970 Premier Dr, Suite D Kearney, MO 64060	<a href="http://Builditkc.com">Builditkc.com</a>	816-903-0002
	Home Depot	Cabinet Dept.	8598 N. Church Rd. Kansas City, MO 64157	<a href="http://HomeDepot.com">HomeDepot.com</a>	816-415-2269
	Lowe's Cabinet Dept	Fenton	1920 N. Stewart Rd. Liberty, MO 64068	<a href="http://Lowes.com">Lowes.com</a>	816-407-2140
	Kansas Granite Mart (KGM)	Elizabeth Copella	1223 Macon St. North Kansas City, MO 64116	<a href="http://kansasgranitemart.com">kansasgranitemart.com</a>	816-219-1417
<b>Tops</b>	<b>Fixtures &amp; Finishes</b>	<b>Stephanie Wilcoxson</b>	<b>137 N Stewart Rd., Liberty, MO 64068</b>	<b><a href="http://Fixturesandfinisheskc.com">Fixturesandfinisheskc.com</a></b>	<b>816-781-7497</b>
	Tiffany Marble	Ryan	16 SE 16th St. Lee's Summit, MO 64081	<a href="http://TiffanyMarbleInc.com">TiffanyMarbleInc.com</a>	816-524-0023
	Kansas Granite Mart (KGM)		1223 Macon Street, North Kansas City, MO 64116	<a href="http://kansasgranitemart.com">kansasgranitemart.com</a>	816-219-1417
<b>Glass Shop</b>	Fountain Glass	David Delafuente	15815 W 110th St., Lenexa KS, 66219	<a href="http://fountainglass.com">fountainglass.com</a>	913-764-6014
	Santa Fe Glass		145 E Lexington Ave., Independence, MO	<a href="http://santefeglass.com">santefeglass.com</a>	816-854-5512
			6601 Royal St. Pleasant Valley, MO 64069		816-781-0087
			7302 N. Oak Trafficway Gladstone, MO		816-454-7402
<b>Ceramic Tile</b>	<b>Fixtures &amp; Finishes</b>	<b>Stephanie Wilcoxson</b>	<b>137 N Stewart Rd., Liberty, MO 64068</b>	<b><a href="mailto:stephanie@gerckenconstruction.com">stephanie@gerckenconstruction.com</a></b>	<b>816-781-7497</b>
	Floor & Decor		9125 N Platte Purchase Dr., Kansas City, MO 64154	<a href="http://flooranddecor.com">flooranddecor.com</a>	816-683-7783
	The Tile Shop		6400 Nieman Rd. Shawnee, KS 66203	<a href="http://Tileshop.com">Tileshop.com</a>	913-631-8453 (Shawnee)
	Emser Tile		10550 Lackman Rd., Lenexa KS, 66219 Overland Park, KS 66204	<a href="http://Emser.com">Emser.com</a>	913-953-3200
	Home Depot		8598 Church Rd., Kansas City, MO 64157	HomeDepot.com	816-415-2269

