



GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email Richard@gerckenconstruction.com

Sunday, May 03, 2026

RE: Master Bathroom

Replace sub floor, new shower, pull & reset vanity and sink top, set new stool, r&r base trim, paint walls, new shower door/enclosure

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- Master Bathroom

Scope: Remove the existing shower, stool, vanity & sink top (salvage for reinstallation), sink faucet, sub floor, baseboard. Leave existing tile and wallboard outside the shower area. Replace the existing sub floor, install a 34 x 60 white fiberglass shower base, new faucet with handheld shower head, box bench seat, ceramic wall tile. Install new 3/4" sub floor plywood, tile backer and ceramic tile flooring, set new stool, reset vanity, sink top, new sink faucet, reinstall the baseboard. Paint the bathroom walls. Install new bypass shower door with standard clear glass. See details below.

Preliminary Requirements

Design & Blueprints

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Permits & Licenses

Building Permits

Permit: A building permit has not been determined necessary or included in this proposal.

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

Bath Demolition

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not-for-profit organizations.

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- *Stays intact*

Mirror (s)-Salvage and Reuse- Remove the existing and salvage for re-installation. Note some mirrors will not survive being removed, if so, you will need to provide a new mirror.

Towel Bars- Remove the existing towel bars

Toilet Paper Rack- *Stays intact*

Sink Faucet- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink top.

Vanity Sink Top- Remove the existing sink top and salvage for reinstallation.

Vanity- Remove the existing vanity and *salvage to be reset* or modified and reset.

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

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

Exhaust Fan- The existing exhaust fan stays intact and will not be disturbed.

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 Finish around Shower- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

Shower Wall Panels- Remove the existing shower wall panels and backing board to expose the framed wall.

Bathroom Built-in Fixtures Removal

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

Shower Base-Fiberglass: Remove the existing shower base and disconnect the drain.

HVAC Demolition

None-Duct work demolition has not been anticipated or proposed.

Structural Demolition

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Flooring Demolition

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

Shower Seat: Frame a shower seat per the proposed layout. Prep for tile.

Sub Floor Replacement- cut out the identified sub floor and install the new 3/4" sheeting.

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.

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

HVAC

HVAC work has not been proposed

Plumbing-Rough in

Fixture Relocation

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

Shower

Manufactured Shower Base- Provide 1) white fiberglass shower base, 34" x 48", install the drain strainer assembly and connect to the existing drain piping.

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

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

Insulation

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

Drywall

Drywall Finishing

Wall Spot Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Existing Walls (no ceiling) Fill & Finish: Prepare the existing walls smooth ready for paint.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

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.

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 to select ready for stain

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

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.

Box Seat Tile Installation- Tile the front and top of the seated bench enclosure.

Bathroom Wall Tile-Wainscoting- Remains intact, As is

Scope: The existing ceramic tile on the walls of the bathroom outside of the shower to remain intact. If necessary, cut the existing tile to intersect and transition with the new shower wall tile.

Flooring

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

Painting Scope of Work- Bathroom walls. (no ceiling, trim or cabinets)

Painting Preparation

Masking: Mask off the millwork in preparation for wall painting.

Wall Prep for Paint: Spot repair the cracks and blemishes in the existing wall.

Ceiling Painting

None- Ceiling Painting has not been proposed

Door Painting/Finishing

Door Painting- Not anticipated or proposed.

Trim Painting/Finishing

None- Trim painting has not been proposed

Cabinet Painting & Finishing

None Proposed- It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

Wall Painting

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

Finish Plumbing

Sink Faucets: Provide the labor and plumbing fittings to install sink faucet and pop-up drain

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 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 have not been proposed.

Hardware Installation

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 exists, we will use wing bolts into the drywall.

Shower Door Provide and Install- Provide a sliding glass shower door installed in the prepared opening.

Mirror(s)

Mirror Reinstall- Reinstall the original, salvaged mirror as possible. Note: Some mirrors will not survive being removed and may have to be discarded.

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

Clean Up: Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

**ESTIMATED TOTAL CONTRACTORS WORK
FOR MASTER BATHROOM PROJECT
AS LISTED ABOVE: \$17,303.00 - \$23,792.00**

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
Sink Faucet	Moen	The one you have on hand	Ea.	1		
Sink Light Fixture			Ea.	1		
Shower						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile	Basic white 24x12 wall tile or 3x6 subway tile.	Sq Ft	106	2.49	262.94
	Tile adhesive	Karaflex SG 44 lb. bag of Mortar with Polymer covers approx. 50 sf	Ea.	2	12.00	24.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.30

	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Grab Bars	Surface Mounted Bar(s)	If desired for shower	Ea.	1	49.00	49.00
Flooring						
				144		
Ceramic Tile			Sq Ft	39	2.50	97.50
Mastic		50 lb. bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	1	39.99	39.99
Grout		Unsanded	25 lb. bag	1	18.99	18.99
Color Match Caulk		Tubes	2	1	4.99	4.99
Transition Strips		if needed	Ea.	1	29.00	29.00
Toilet						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Bathroom Fixtures & Finishes estimated before tax						\$ 963.67
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 will likely 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. 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** project.

SINCERELY



RICHARD H. GERCKEN
Managing Member.
GERCKEN CONSTRUCTION SERVICES
A dba of GERCKEN COMPANY LLC.