Proposal

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GERCKEN COMPANY LLC.

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June 17, 2026

Thank you for inquiring about the **MASTER SHOWER REMODEL** 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- Remodel Master Bathroom Shower to include DEMO: Wall Tile, Base Tile and Concrete Base, Shower Valve, Showerhead, Drain & Water Supply Lines Drain.

REPLACE WITH INSTALLING NEW: Custom Concrete Shower Base, Shower Valve, Supply Lines & Showerhead on back wall; Grout-Free Wall Panels, Bench Seat & Shampoo Niche; Waterproofing.

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.

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Demolition

Demolition Scope of Work: Demo: Wall Tile, Base Tile and Concrete Base, Shower Valve, Showerhead, Drain & Water Supply Lines Drain.

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 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 Tile- Remove the existing tile 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-Concrete: Remove the existing shower base and disconnect the drain.

Structural Demolition

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

Flooring Removal

Flooring- Remains intact. Customer will install flooring as needed.

Framing

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

Remodeling Structural Modifications

Bathroom Framing

3 Grab Bars Accessory and Holder Blocking, (Already Exposed Framing): When the fixture location is determined ahead of time in the shower and if the wall framing cavities are exposed, we will install wood blocking to mount the3 Brab bars.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess.

Plumbing-Rough in

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

Shower

Concrete Shower Base

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.

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Water Supply Piping and Fixtures

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.

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

Grout Free Shower Components

Grout Free Wall Panel Installation- Install the customs sized wall panels. Apply mastic, cut, fit, and hang the wall panels proposed

Grout Free Wall Panel Trim- Install the corner molding

Grout Free Wall Niche- Install the recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location

Grout Free Bench Seat- Mount and wrap the bench seat that we build.

Grout Free Shower Base- Set and connect the proposed shower base

Schlueter Edging Trim -We furnish. You tell us what color to use (same as Faucet).

Flooring

None Proposed- Flooring preparation and installation work- has not been proposed

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

Shower Faucet Trim Installation- Install the shower trim, including the handle, escutcheons, and shower head that you purchase

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

Finish Electrical- Fixture and Device Mounting- None

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Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damages 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

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.
Clean Up: Remove all construction debris from the job site and sweep the floor.

ESTIMATED TOTAL CONTRACTOR'S WORK FOR MASTER BATHROOM PROJECT AS LISTED ABOVE: $11,936.00 - $16,862.00

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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 3-4 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.

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 Qtny	Estimated Cost Ea.	Total Cost Est
Shower						
Shower Faucet	Shower Faucet & Showerhead	Includes the valve body and trim kit.	Ea.	1	200.00	200.00
Grab Bar			Ea.	3	40.00	120.00
Shower Floor Tile			Sq. Ft.	20	7.00	140.00
Grout	You choose color		Ea.		We supply	We supply
Schlueter Edging	You choose color				We supply	We supply
Grab Bars				3	40.00	120.00
				Bathroom Fixtures & Finishes estimated before tax	$	580.00

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!

Recommended Vendor

PLUMBING	**Neenan**	**660 Haines Dr.**	**neenanshowroom.com**	**816-781-6194**
Ask for "REN"	**Plumbing**	**Liberty, MO**		

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