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GERCKEN COMPANY LLC.

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July 8, 2026



Thank you for inquiring about the **Bathroom Remodel & Plaster Repair** 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:

ESTIMATED TOTAL CONTRACTOR'S WORK FOR BATHROOM PROJECT PROJECT BREAKDOWN

DEMOLITION AND SITE PREPARATION

- Gut the entire bathroom interior down to the wall studs, removing approximately 227 square feet of wall material.
- Leave ceiling intact as much as possible.
- Tear out the existing hardwood flooring across the bathroom area.
- Remove existing vanity and toilet for disposal or staging for replacement.
- Safely move and protect the existing clawfoot bathtub for exterior refinishing and reinstallation.
- Remove all debris and waste materials from the job site.
- Remove window above the Tub.

FRAMING, WINDOWS, AND SUBFLOOR PREPARATION

- Inspect and repair the wooden subfloor across the 50.73 square foot area as needed after hardwood removal to ensure a level and structural surface.

- Open subfloor for plumbing access and reinstall.
- Install one new replacement window measuring 24 inches wide by 46 inches tall, including tempered thermal privacy glass on lower sash.
- Install concrete backing board over the subfloor and on the three walls surrounding the tub area to provide a stable base for tile.

WALL INSULATION

- Install R-30 fiberglass insulation into the open exterior exposed wall cavities of the bathroom.

ELECTRICAL ROUGH-IN AND TRIM

- Use existing circuits.
- Supply and install two GFI-protected outlets in the bathroom.

PLUMBING ROUGH IN AND FIXTURE INSTALLATION

- Perform underfloor plumbing work for drain and supply lines are updated and properly positioned for the new layout.
- Reset and connect the customer-provided toilet (stool) using a new wax ring and supply line.
- Install the customer-provided 32-inch vanity/Pedestal Sink including the faucet, P-trap, and supply connections.
- Reconnect the clawfoot bathtub to the waste and overflow system.
- Set tub and shower faucet.

FLOOR AND WALL TILE INSTALLATION

- Install floor tile over the bathroom floor area.
- Install subway or EQUIV tile from the base/tub rim to the ceiling in the tub area.
- three walls surrounding the tub,
- Perform all layout, cutting, thin-set application, grouting, and cleanup for all tiled surfaces.

BATHTUB REFINISHING

- Prep and paint the exterior surfaces of the clawfoot bathtub.
- Apply black gloss enamel paint to achieve a smooth, professional finish.

LANDING PLASTER REPAIR

- Perform plaster patch repairs on the 2nd-floor landing area outside the restroom totaling 320 square feet.
- Finish patches to a paint-ready state (patching only, no painting required).

AS LISTED ABOVE:
$23,997.00 - $32,995.00

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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Sink- Pedestal			Ea.	1	180.00	180.00
Sink Faucet			Ea.	1	120.00	120.00
Bathtub						
Tub Faucet				1	189.00	189.00
Tub/Shower Wall	Ceramic Tile		Sq Ft	**110**	2.50	275.00
Tile adhesive	Mastic		Ea.	2	we supply	we supply
Edging/Trim	Metal edging	you choose color	Ln Ft	32	we supply	we supply
Grout 25 lb. bag		you choose color	Bag	2	we supply	we supply
Caulking	Color Match	color select	Ea.	3	17.00	51.00
Flooring						
Ceramic Tile	Floor Tile		Sq Ft	70	2.50	175.00
Mastic			bag	2	we supply	we supply
Grout		you choose color	bag	2	we supply	we supply
Caulk	Color Match	Tubes	3	2	17.00	34.00
Toilet / Misc.						
Toilet		if you want new	Ea.	1	129.00	129.00
Toilet Seat		if you want new	Ea.	1	29.00	29.00
Towel Bars			Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax $ 1,211.00

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!

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). Whatever your financial needs are, we likely have a solution to get your project started! Just let us know how we can help.

Project Commencement- For you, we can start as soon a 2-3 weeks if you get everything purchased.

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Bathroom Remodel & Plaster Repair** project.

SINCERELY



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

FIXTURES AND FINISHES VENDOR REFERRAL LIST

Product Type	Vendor Name	Address	Website	Phone
CERAMIC TILE	Floor & Decor	9125 N Platte Purchase Kansas City, MO	flooranddecor.com	816-683-7783
	MSI Surfaces	10757 Mill Creek Lenexa, KS	msisurfaces.com	913-953-3200
PLUMBING	Neenan Plumbing "Ren"	660 Haines Dr. Liberty, MO	neenanshowroom.com	816-781-6194