



GERCKEN COMPANY SERVICES, INC.

137 N STEWART RD SUITE 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

RE: Room Addition

SCOPE: Build Addition on to your existing home utilizing your existing plans

Thank you for inquiring about the **Room Addition** work that we discussed. I have written the following proposal in an outlined manor 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:

DESCRIPTION



Scope: This is a proposal for an addition to the rear of your home per the floor plan you provided. The work in the kitchen, breezeway/laundry and fireplace removal have not been included in this phase of work. The interior modification of the bedroom and bathroom areas have. We propose to bid the project completed by phase up to the point of trim and doors in place, ready for you to take over completion. We then will provide an option to take the job to completion including paint, hardware, flooring, fixture mounting and punch list completion.

Site Prep: You will remove any contents that you desire to save prior to the commencement of this work.

Permit: We have not included the cost of the building permit in this proposal. The cost of the permit will be added to the total proposed.

Drawing: We have visited your home and reviewed the plans. This proposal is based upon the sized and dimensions provided in this drawing. The cost of additional drawing, engineering, surveying or other administrative work has not been included in this proposal.

Site Evaluation: We have not located the existing utilities including your private sewage disposal piping and system. If any utilities and or septic system modifications we will provide a supplement to this proposal.

Demolition

The following items have been omitted from the original proposal and you have agreed to perform this portion of the work prior to our crews start up of our portion of the work.

Deck: Omitted from the proposal. You will demolish the deck structure including the piers.

Fence: Omitted, you will remove the south fence to the back corner of the yard, store the materials and be responsible for the installation upon completion of the project.

Master Bathroom: Omitted, you will demo the existing master bathroom by removing the whirlpool tub, shower, vanities, and wallboard. Cap the electrical and plumbing.

Flooring: Omitted, you will remove the existing flooring of the bedroom, closet and bathroom areas to expose the subfloor for the new framing work. Leave the existing hardwood in the living room in place.

GCS Portion of the Demolition Work

Patio: Remove the necessary portion of the patio to accommodate the placement of the new addition foundation.

A/C Relocation: Relocate the existing A/C unit to the south side of the house. Reroute the line set and the electrical to the new location. The enclosure of exposed electrical and HVAC omitted.

Existing Bedroom & closet Walls: Remove the bedroom and closet walls indicated.

Excavation: Excavate the soil to allow for placement of a full basement under the new addition. Salvage required soil for backfill and spread the excess soil in the adjacent area.

Foundation

Footings: form and pour 8x16 spread footing on the existing exposed soil. Pour with 3000 psi concrete mixture. Place 2) #4 rods horizontally and Vertical rods at 24" o.c. for wall tie in.

Foundation Walls: Form and pour up to 107 in ft of 7.5" x 8' foundation wall. Tie steel at 24" o.c.

Cut Foundation Wall: Cut the existing foundation wall to accommodate the placement of the 3-0 passage door.

Ground Rough Plumbing

Floor Drain: Install 1) 2" recessed floor drain located by the proposed furnace location.

3/4 Bath: Install a 3" drain to accommodate a 3/4 bath rough in. Under slab piping and vent only.

Sewer Connection: Connect the ground rough plumbing to the existing house drain. We will either pass through the existing foundation and connect to the existing building drain and patch the affected concrete areas. Or, excavate the south exterior yard area to expose and tie into the discharge line leading to the septic tank. We will access whichever method will work best for us and proceed.

Waterproofing: Apply liquid petroleum based foundation waterproofing compound to the walls and place 4" perforated drain tube to the perimeter of the new foundation. Tie to the existing and exposed drain and run to daylight.

Backfill: Backfill the foundation with soil salvaged from the original excavation. Matching grade smooth. Note: normal settlement will occur. We will additionally grade the yard at completion and build up the settled soil at the foundation.

Concrete Basement Floor

Sub grade: Prepare the existing sub grade by placing gravel to accommodate 4" floor thickens.

Floor: Pour 4" concrete floor tapered to the drain and steel trowel smooth.

Steel Beams: Provide and install 2) w10x17 steel beams placed in the beam pockets of the foundation.

Framing

Sill: Attach 2x6 treated mud sill on foam sill sealer on the new foundation walls.

Floor: Place 2x10 floor joist with 3/4" OSB T&G sub floor material. Glue and nail into place.

Walls: Fabricate 2x4 x 9' and 11' stud walls with 7/16" OSB sheathing. Fabricate door and window openings per the plan. Place structural headers and beams shown.

Bay Window: Fabricate the bay window per the plan, to include the bay roof.

Fireplace Enclosure: Fabricate the 2x6 fireplace enclosure to above the mantle height. Fabricate a shed roof over the enclosure. The flue originally proposed has been Omitted and will not be part of the construction.

Ceiling Joist: Place 2x6 and 2x8 ceiling joist per plan. Fabricate the raised ceiling shown.

Rafters: Cut and install the dimensional lumber to fabricate the roof per pitch and placement shown. Install 7/16" OSB roof decking on the rafters.

2nd Story Windows: Remove the existing windows and fill in the openings as indicated.

Soffits & Overhang: Fabricate the soffits and overhang using Smart Trim and Soffit. Paint grade material.

Siding: Apply 8" Smart Lap siding and Smart Trim to the new exterior walls.

Living Room Opening: Remove the existing bay window and install micro-lam structural support.

Bedroom Opening: Cut a passage door into the existing bathroom exterior wall placed per plan.

Master Bathroom: Fabricate the new walls shown on the plan. Enclose an existing passageway and enclose the new shower area including the new bench seat.

Bedroom & Closet: Install the new frame walls indicated.

Windows: Provide and install white vinyl thermal double hung and fixed lite windows to the indicated openings. The manufacture line to be Gerkin or equivalent.

Doors: Provide and install 2) 3-0 exterior passage doors as indicated

Roofing

Felt Paper: Install 30lb felt paper over the rood decking.

Metal Roof Edge: Install Style D metal roof edge.

Roof Shingles: Install laminate shingles to the new addition. The new shingles will be the equivalent to the original as available.

Flashing: Install metal flashing at roof/wall intersections at house and chimney.

Chimney Cap: fabricate and install a metal chimney cap on the chimney flue chase.

Vent Boots: None indicated.

Electrical

Scope: We propose to install a new 100a sub panel and circuits for convenience outlets and lighting for the new rooms. We will also re-route and tie in the disrupted wiring of the existing residence.

See Attached Table for the Electrical included in this proposal

Electrical Worksheet

Room	CEILING FAN BOX	Lt box	Can 75w	S1	S3	S4	110V REC	110V GFI	CATV	TELE	SMOKE DETECTOR	F&L	FAN ONLY	BASEBOARD HEAT	EXTERIOR GFI	220V DRYER CIR	220V RANGE	110V WASHER CIR	GFCI CIRCUIT	ARC FAULT CIRCUIT	15 A CIRCUIT	20 A CIRCUIT	A/C DISCONNECT	FURNACE-GAS	ELECT FURNACE	100 A 24 CIRCUIT	100 A CIRCUIT Sub Panel
Master Bedroom	1			2			8		1	1	1									1	1						
Back Door Entry		1			2		2														1						
Bedroom Hall		1			2		2				1																
Hearth Room	1		2	1	2		10		1	1											2						
Bathroom																											
Exterior		2		2				2														1	2				
Basement		4		2				2													1			1		1	1
Total		2	8	2	7	6	22	4	2	2	2									1	5		2	1		1	1
Electrical openings																											
		68																									

Plumbing

Drain & Vents: Install drain and vent piping to accommodate the placement of the fixtures that you provide. Tie into the existing drain lines and extend the new vent through the roof or tie to the existing.

Water Lines: Attach to the existing and extend Pex water lines to the new fixture locations, stub out and cap off for setting of fixtures at the final stage of the plumbing work.

Hose Bibs: Install 2) frost free vacuum breaker type hose bibs in the sill location of the new addition.

Whirlpool Tub: We will set and connect the water and drain lines to the whirlpool tub that you provide.

Shower Base: We will fabricate a cast-in-place shower base by placing a vinyl liner and drain. We then will cast a concrete shower base and entry curb ready for tile to be installed upon.

Shower Faucet: We will set the shower faucet that you provide and connect to the existing water supply piping.

Gas Line: We will extend a 1/2" gas supply to the new fireplace that has been set by others and stub through the sidewall of the unit. If you have gas logs, we will connect to the log gas inlet. Otherwise, we will install a shut off and cap the line.

HVAC: Supply and install 1) 80,000 btu furnace and a 2 ton 15 seer A/C unit. Fabricate new ducts and install to accommodate the new addition. Provide 1) programmable thermostat.

Fireplace: We will accommodate the placement of the fire place that you provide and have installed by others.

Insulation

Ceiling: Provide and install R-30 loose fill insulation to the attic area

Walls: Provide and install R-13 fiberglass bat insulation to the sidewalls of the newly framed areas.

Scope: The drywall is proposed to be 1/2" plain sheetrock installed on the newly framed areas and the modified areas of the existing house.

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated rooms.

Beads: Apply metal corner bead to the outside corners and secure with screws.

Finishing

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.

Primer: Apply primer to the new sheetrock and touch up ready for the painter to take over the final finish and paint coats.

Millwork

Doors: to be paint grade 6-panel colonist hollow core with wood jamb and casings a total of 6) doors sized and placed per the plan.

Baseboard: Supply and install standard paint grade pattern 3 1/2" baseboards to the affected walls.

Base Shoe: install base shoe to the rooms that will have vinyl or tile flooring.

Window & Door Casings: Install pattern paint grade casing to the windows and doors.

Closet Shelving: Fabricate the closet shelf and rod shown on the plan.

Vanities: We will set the vanities that you provide by attaching into position and securing to the adjoining wall surface.

Flooring

Scope: We propose to install the pre-finished flooring materials that you provide for the bathroom and closet areas. The remaining rooms to be finished by others.

Laminate Flooring: We will provide the labor to install the laminate flooring materials and accessories that you provide to the bathroom and closet areas.

Finish Plumbing

Lavatories: We will provide the labor and fittings to install your sink tops and faucets for the master bathroom sinks.

Toilet: We will provide the labor to set the toilet and seat that you provide

Whirlpool Tub Faucet: We will provide the labor and fittings to install the tub filler faucet that you provide to the whirlpool tub.

Further Completion: This proposal has been provided to this stage of completion in preparation for the final stages of finishing to be done by others.

Clean Up: Upon completion, we will be sure that all contents and fire rubble that remain on the surface has been removed and the site clean.

Total for Addition Finished to the Point of Trim being in place	\$	160,000.00
	To	180,000.00

Optional Item

Deck: Fabricate the deck shown on the plan approximate size to be 21' x 14' 4" plus the stairs. The lumber to be treated type with standard 2x2 wood baluster hand railing. The deck structure will be set on a beam resting on concrete piers as per plan.

		15,000.00
Add the Deck	\$	+/-

Seed & Straw: Upon completion of the demolition and grading work, apply contractors mix lawn seed and a mulch covering to the area disturbed by grading. We use straw or cellulose for mulch.

		600.00
Add Seed & Straw	\$	600.00

Thanks again for inviting us to provide this information. I hope we can help you with the completion of this project.

SINCERELY



RICHARD H. GERCKEN
GERCKEN CONSTRUCTION SERVICES, INC
a dba of GCS GERCKEN COMPANY SERVICES, INC

Payment Terms

It is understood that you have obtained financing for a portion of this projects funding. We are normally paid a deposit for the project at the time a contract is signed and progress payments on a per stage of construction basis. Please see the standard progress payment terms below.

PAYMENT TERMS
DEPOSIT
START OF FOUNDATION
START OF FRAMING
START OF ROOFING
START OF ELECTRICAL
START OF DRYWALL
START OF MILLWORK
START OF PAINTING
START OF FIXTURE SETTING
COMPLETION
TOTAL

I suggest that the portion of the monies that you are funding the project with be used towards the payment structure listed above. Once your portion of funds have been expended and we rely upon the funding from your construction loan account then we will submit draw request in a form suitable to them.

A budget breakdown has been prepared as a helpful guide to satisfy your lenders request. It has been prepared as an aid for cost distribution purposes only. The actual cost of each budget category may vary. It is understood that the contract is for a fixed amount and unless the scope of work is expanded beyond what has been listed in the final proposal, the cost to you will not change.

If additional work is requested by you or by necessity, we will submit a request for supplemental work authorization for your review and approval.