



GERCKEN COMPANY LLC.

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Basement Finish Including Bathroom

Finish basement; add a bathroom with shower or tub, add a bar and playroom; finish remaining open space.

Scope of Work- Basement Finishing Area

Scope: To finish a portion of the existing basement, creating a Kids Playroom, Rec Room, Game Table Area, Bar, Bathroom, unfinished Utility Area, and Bar Storage area. To include the framing for walls, ceiling soffits, fur out of existing wall on concrete curb, electrical, HVAC, plumbing, drywall, trim, ready for paint and flooring (optional).

Preliminary Requirements

Design & Blueprints

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

Project Access

Fence Removal- Remove a section of the existing fence and or gate to allow for vehicle and equipment access. Salvage the components and re-install upon completion. If new components or materials are required due to breakage or antiquation, we will provide them and charge you for the replacement materials if any.

Permits & Licenses

Building Permits

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the required inspections. *The cost of the permit and related fees will be billed in addition to this proposal.* Surveying, planning & zoning meetings, engineering or other related services if required are available optionally

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 and remove other items that may be subject to damage.

Demolition

None- Demolition work has not been proposed

Framing

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

Interior Wall 9' Treated Plates: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... Treated base wall plates, with openings for doors and or windows per the proposed layout.

Wall Fur Out- Fur out the existing wall by adding dimensional lumber sized to accommodate the finish frame line.

Ceiling Framing

Soffit & Fur Downs- Frame enclosure for exposed steel beam, duct work or other components below the finished ceiling, to accommodate a sheet rock finish.

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

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

Exterior Doors

None- Exterior Doors have not been proposed

Windows

Provide the following windows- 1) triple window unit for the wall between the playroom and rec room TV area

HVAC

Duct Work

Extend Duct Work: Attach to the existing duct work and extend to the designated supply locations.

Supply Vents- Attach to the existing main trunk line and install vent to the designated area

Return Air- Install a return air vent and connect to the existing return.

Bathroom Supply Vent- Utilize the existing supply vent for the bathroom.

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Exhaust Duct- Install an exhaust duct between the proposed vent fan and the exterior. Note: Typically requires attic access or framed cavities to be exposed.

Top Rough Plumbing

Drain & Venting

Drains & Vents 3/4 Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

Kitchen Sink Drain & Vent- Provide drain, vent and water lines for kitchen sink

Shower

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner in preparation for a new cast-in-place shower base and attach to the existing drain line.

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.

Water Supply Piping and Fixtures

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

Ice Maker Box- Provide and install 1) recessed ice maker box- refrigerator connection listed separately

Shower Faucet: Mount the valve assembly, shower head adapter and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Bar Sink Water Supply- Run 1/2" Pex water supply piping and stub through the wall. Sink and faucet installation listed in Finish Plumbing

Electrical

Electrical Scope of Work- To install lighting, switches, electrical outlets, added circuits, GFCI outlets at bathroom and bar area

Ceiling Fan Box- Install electrical box rated for the mounting of a ceiling fan

Light box- Install electrical box rated to accommodate a surface mounted light fixture

Can Type LED Nextwave- 15w LED puck fixture in lieu of recessed cans

S1- A single throw switch-to control lighting or switched outlet from one location

S3- A Three-way switch to control lighting or outlet from two locations

110V Receptacle- Standard dual outlet three prong, 15a rated electrical outlet

110V GFI- 15a standard ground fault protected, dual outlet three prong, 15a rated electrical outlet

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

Exhaust Fan- Includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

Electric Panel Circuits

15 A Circuit- 14-2 Romex wire and 15a circuit ran to the 1st electrical box on the circuit, typically called a home run

20 A Circuit- 12-2 Romex wire and 20a circuit ran to the 1st electrical box on the circuit, typically called a home run

Insulation

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

Optional Sound Insulation- Note insulation can be added to the ceiling and or walls to aid in sound transference/reduction. Please inquire about sound insulation if you are interested.

Drywall

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

1/2" Plain- Hang 1/2" plain sheetrock to the

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

Tile Backing Board- Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

Drywall Finishing

Walls & Ceiling Fill & Finish: Apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Cabinets

Cabinet Allowance- We provide a cabinet allowance of \$4500.00. This allowance is for the design, fabrication, delivery and installation of all of the prefinished cabinets and cabinet related trim work for your project. If you do not use the full allowance after all charges are established, then you will receive a credit. If the cost exceed this allowance, we will charge the additional amount that your cabinets exceeded the original cabinet allowance.

Counter Tops

Countertop Allowance- We provide a countertop allowance of \$3500.00. This allowance is for the design, fabrication, delivery and installation of all of the finished counter tops for your project. If you do not use the full allowance after all charges are established, then you will receive a credit. If the cost exceed this allowance, we will charge the additional amount that your cabinets exceeded the original cabinet allowance.

Millwork

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

Doors- Provide the following:

2-0 Door Unit for bathroom

2-8 Door Units- 2) total for storage rooms

5-0 Double Door Unit for Kids Playroom

Door Casing- Install standard casing to the door opening

Window Casing- Install standard casing to the window

Baseboard Supply New- Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

Stairway Millwork

Skirt Board- Cut and fit, 1x12 skirt board. Your choice of paint grade or stain grade.

Ceramic Tile Work

Shower Base Tile- Provide the labor to install the mosaic or similar tile compatible with a tapered shower base. Adhere to the concrete. Set a pre-manufactured sill if provided.

Ceramic Wall Tile

Shower Walls

Wall Tile: We will provide the labor and equipment to install your tile products to the designated wall area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Niche Tile- Install Ceramic tile to the recessed niche.

Bathroom Wall Tile-Wainscoting

None- Wall tile in the main bathroom area outside the wet area (tub or shower) has not been proposed.

Flooring

None Proposed- Flooring work has not been proposed

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

Sink Faucet: 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, esccheons, and shower head.

Toilet: 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.

Bar Sink Installation- Provide the labor and fittings to set the bar sink into a prepared opening, secure into position, install the strainer basket, connect the drain tail piece and trap assembly. Connect to the existing drain.

Bar Sink Faucet Installation: Provide the labor & fittings to install the faucets

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install the surface mounted fixture compatible with the existing electrical box and wiring.

LED 4" Round Lighting- Provide and install Nextwave or equiv. surface mounted fixtures to the already existing lighting electrical box.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

GFCI Receptacle-

110v Receptacle

Appliance Setting

None- Appliance setting has 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 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.

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.

Total Contractors Work for Basement Finishing Project as Listed Above \$

Owner Selected and Supplied items

Note: The following items typically require your selection. Our Proposal anticipates that you will select and provide the following items/fixtures. By purchasing these directly from your preferred source will be the most cost-effective way to obtain your **Owner Selected and Provided Items**. We will assist you by providing the required quantity information where applicable and requested. Please have these items on site at the beginning of the project.

Selection Assistance: If you prefer to have assistance in selecting any of the required items, optional assistance is available via a consultation fee. We have experienced personnel and also professional designer services available.

Bathroom Area

- Vanity & Sink Top
- Sink Faucet(s)
- Toilet and Seat
- Tub &/or Shower Faucet(s)
- Medicine Cabinet or Mirror
- Accessory racks, towel bars, toilet paper holder and if used, other holders.
- Shower Door/Enclosure- Installed by others if not listed in proposal

Kitchen Area

- Appliances-Kitchen or other appliances required, including installation cords, cables, hoses, tubing and connectors.
- Ceramic Tile Products
- Ceramic Tile, accents, edgings, trim, mastic, grout and color match caulking- we provide the backing board

Summary Totals

Estimated (2021) Total of All Items Listed Above : \$68,000 - \$72,000

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 likely have a solution to get your project started! Just let us know how we can help.

Project Commencement- We typically run 8-10 weeks for new project startups. The typical duration of a basement finishing project is 60-90 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 **Basement Finish Incl Bathroom** project.

SINCERELY

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

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

Vendor Referrals

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
Cabinets	RJ Custom Cabinets	Rhonda McGinnis	6410 US-69, Pleasant Valley, MO 64068		816-803-5593
	Home Depot Cabinet Dept		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	https://www.thertastore.com/	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		https://www.cliqstudios.com/	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		https://www.highlandcabinetry.com/	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	http://www.millerscabinets.com/	(816) 630-2111
Tops	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	http://tiffanymarbleinc.com/	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	https://midlandmarble.com/	(816) 257-2000
	Hallmark Stone		7440 E 12th St, Kansas City, MO 64126		(816) 241-8554
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	https://www.bracostone.com/	(816) 471-5005
Glass Shops	Precision Glass Services		8712, 6601 Royal St # F, Pleasant Valley, MO 64068		(816) 781-0087
	Santa Fe Glass				
	Fountain Glass	David Delafauente	15815 W 110th St, Lenexa, KS 66219	https://www.fountainglass.com/	(913) 764-6014
Ceramic Tile	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	Many other suppliers around town				
Plumbing Fixtures	Neenan Plumbing Supply	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140