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Scope of Work- Basement Finishing with Post Removal and Egress Window



Scope: To finish the basement, add egress window and egress area well, frame per the new floor plan, frame ceiling soffit enclosures to conceal the ducts, beams, wiring and obstructions, modify the stairway wall to expose the lower stairs, provide electrical, plumbing drain, waste, vents, water piping, set shower, install shower valve, provide HVAC supply vents, return air, bathroom exhaust vents, install and finish ready for paint, sheetrock to the finished rooms (less the furnace room, under the stairs and concrete porch room). Install 4) doors, baseboard to the new rooms, base shoe in the bathroom, closet shelf and rod, vinyl floor installation in

the bathroom, set vanity, sink top, sink faucet, toilet, set towel bar and toilet paper holder, prep ready for painters work and flooring in the remaining areas. (Less the furnace room, under the stairs and ender porch concrete room) See the details below:

Preliminary Requirements

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

Permits & Licenses

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

Window- Remove the existing window in the proposed bedroom area to accommodate the placement of the egress window.

Concrete Floor- Jack hammer the concrete floor to accommodate access to the drain piping if needed to set the shower unit.

Foundation Window Wall Cut Out Debris- Break up and haul the egress window debris

Stairway Demolition

Stairway Wall- Remove the existing wall to expose the lower stair treads to accommodate the placement of a handrail and newel post.

Excavation

Scope: This is excavation work as follows the **Egress Window installation-** Excavate the window location to expose the foundation wall down to the existing footing. Scrape the soil from the concrete wall.

Haul Equipment & Move-in - Haul the designated equipment and move out at completion the equipment proposed for the project.

Note: Machine access is required for excavation work. The project will require that we bring equipment into your lawn areas. We will re-grade where we traffic to smooth the yard if ruts occur. Further landscaping may be required and available optionally.

Mo-1-Call - Notify Mo-1-call and have the utilities located and marked. We will work around known utilities as possible. If we are restricted from access due to an existing utility, we may change the scope of work and related cost.

Obstructions- If underground or other obstruction are found such as rock, shale, underground sprinkler systems, shallow buried wiring, footings, piers, large roots, or other obstructions are encountered, we will notify you and provide a quote for the additional cost involved. We will extend caution but not be liable for the disruption of these or other obstructions encountered. Plants, trees or roots may be damaged and die after the work is completed. The cost of removal of plants and trees should be listed in this proposal specifically if removal has been proposed.

Excavate to Expose the Foundation at the egress window location. Salvage soil for backfill.

Finish Grade- Machine grade the proposed yard area smooth using soils on the job site. The hauling in of topsoil or other materials is available optionally.

Hand Grading Seed & Straw- Hand grade around the edges of the machine work and obstructions using a come-a-long hand rake. Apply seed and straw the affected area

Hauling

Hauling: Haul the excess soil and concrete rubble from the premises.

Foundation

Egress Window

Window Cut- Layout and Cut an opening to accommodate framing and placement of a 3-0 x 5-0 flange mounted window. (see window portion of this proposal for the window details)

Egress Area Well- Provide a white metal corrugated area well attached to the foundation in a depth to retain grade. Place gravel at the base for finish bottom

Egress Ladder: If the area well is 4' - 6' in bury depth, provide an egress ladder.

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 9' stud height wall 16" o.c... Treated base wall plates, with openings for doors and or windows per the proposed layout.

Door Rough Opening- Fabricate Rough Opening to accommodate interior passage door typically 2" wider than the proposed door size and 82 1/2" height opening

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.

Exterior Wall Framed Openings: Fabricate openings to accommodate window, creating a load bearing header. Cut the existing siding and install compatible trim. work.

Bathroom Framing

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

Towel Bar, Accessory and Holder Blocking, Open Walls: When the fixture location is determined ahead of time and if the walls are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s) or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

Window Removal: Remove an existing window and frame the opening to accommodate a 3-0 x 5-0 window unit. Trim and exterior with 1x Woodsman Smart Siding

Windows

Provide the following windows- 1) 3-0 x 5-0 white single hung, thermal glass window with standard screen. Primary construction, nail flange mounting to the new foundation egress window location.

HVAC

Duct Work

Supply & Return Ducts: None proposed.

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.

Plumbing

Ground Rough

None- Ground rough, under slab plumbing has not been proposed- use existing if applicable

Beverage Sink- Provide drain, vent and water lines for beverage sink.

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect to the existing drain.

Water Supply Piping and Fixtures

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

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-

Top Rough Electrical

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

LED Disc Light- Nextwave or equiv. 15w LED fixture

Switches- Switching

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 Power Receptacles

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

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

Ventilation Electrical

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

Safety- Smoke & Carbon Monoxide Electrical Components

SMOKE DETECTOR- Surface mounted, 110v intercombed smoke detector with battery backup and wiring to the adjoining area detectors

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

Arc Fault Circuits- 15a 110v Arc Fault Circuit inducing 1) Arc Fault type BR breaker

Use Existing Circuits- New home run for new circuits has not been proposed.

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.

Drywall Finishing

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

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.

Drywall Texture Finish

Texture: Provide a knock-down texture to the ceiling

Vanity(s)- Provide the labor to set and secure pre-assembled floor mounted vanity.

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)

Counter Tops

None- Countertop work has not been proposed.

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 entry door

2-6 Door Unit-for bedroom entry door

2-8 Door Unit- for the furnace room entry

3-0 Door Unit- Metal hollow core door with metal jamb, single bore for lockset

4-0 Bifold Door Unit- 2) for the new closet

Door Casing- Install standard casing to the door opening

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

Base Shoe Reinstallation- Reinstall the original base shoe

Closet Shelf & Rod- Fabricate particle board paint grade shelving to the proposed pantry area.

Stairway Millwork

Newel Post- Install square newel post anchored to the stair framing and or floor.

Hampton Rail- Install fir stain grade Hampton hand railing. Anchor to the post and wall

Wall Rosette- Mount a rosette block on the wall to accommodate the attachment of the hand railing.

Balusters- Provide turn stock balusters, your choice of tapered paint grade or decorative turn stock stain grade wood.

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

Handrail- Wall Mounted- Install round railing with metal mounting brackets.

Ceramic Tile Work

None Proposed- Ceramic tile for the walls or floor has not been proposed.

Flooring

Vinyl- In Bathroom - Provide the labor to cut fit and secure into position the one-piece vinyl flooring material.

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.

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.

Project Summary Totals

Total **Contractors Work** for Basement Finishing Project as Listed Above \$ 46278.10

Bathroom Fixtures & Finishes estimated before tax \$ 1394.46

Total Project with Estimated Fixtures & Finishes \$ 49398.23

Optional Items

Rec Room Post Removal & Beam Replacement

Design & Blueprints

Beam Sizing- Obtain the beam sizing from a registered architect or engineer.

Demolition

Demolition Scope of Work: Remove the existing rec room beam and post.

Shoring: Place shoring to support load temporarily during the structural modifications.

Structural Beam(s)

Steel Beam: Install steel beam as sized and located per the project plan and specifications.

Concrete Repair/Patching: Prep cut out area, place concrete and finish smooth to surrounding floor.

Job Clean Up & Disposal

Clean Up: Remove all construction debris from the job site and sweep the floor.

Total Contractors Work for Beam Replacement & Post Removal add to proposal \$ 3000.00

Scope of Work- Add Painting

Scope: To add painting of the ceiling, trim, doors, and walls to the proposed basement finishing project. See the details below

Painting

Interior Painting

Ceiling Painting

Ceiling: Paint the ceiling with interior latex flat white paint.

Door Painting/Finishing

Door Painting: Paint the designated interior door(s) with interior latex paint

Trim Painting/Finishing

Paint Trim- Paint the proposed trim with latex paint.

Baseboard Painting: Paint the baseboard, casing and base shoe with interior latex paint that you provide.

Base Shoe Painting: Touch up the base shoe after it is installed.

Closet Shelf & Rod Painting- Paint the closet shelf and rod

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.

Job Clean Up & Disposal

Clean Up: Remove all construction debris from the job site and sweep the floor.

Project Summary Totals- Basement Finishing, add Post Removal, add Painting.

ESTIMATED (2021) TOTAL ALL ITEMS ABOVE - \$60,000 - \$64,000

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 6-8 weeks for new project startups. The typical duration of a basement finishing project is approx. 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** project.

SINCERELY



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