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GERCKEN COMPANY LLC.

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Scope of Work- Install new Basement Bathroom, Laundry Hookups and Wet Bar Plumbing, to include opening up concrete floor, Install Shower Unit, New Vanity, Top, Sink & Faucet, Light and Vent Fan. Also includes Plumbing & Electrical for Washer & Dryer. We will open floor and install Plumbing for Wet Bar and will run conduit for future Wet Bar electrical to be ran.

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the rough-in and final inspections. *The cost of the permits vary, as such, we will bill at our cost for the permit and related fees 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, furnishings, blinds, shades and remove other items that may be subject to damage.

Demolition

Demolition Scope of Work: Open up subfloor to install new plumbing for Bathroom, laundry & Future Wet Bar

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.

Concrete Floor- Jack hammer the concrete floor to accommodate access to the drain piping.

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: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

Flat Ceilings: Install 2x ceiling joist spaced 16" o.c...

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

Entry Door Opening: Relocate or modify the door rough opening size. Standard wall height

Exterior Doors

None- Exterior Doors have not been proposed

HVAC

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

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

Plumbing-Rough in

Ground Rough

Use Existing Ground Rough- The under slab ground rough-in plumbing drains and vents are existing. Utilize the existing piping and set fixtures at their roughed in locations.

Under Slab Ground Rough Bar Sink- Open the concrete floor and install drains to accommodate a kitchen or bar sink. Connect to existing piping. Stub up through the concrete floor for top rough plumbing.

Under Slab Laundry Drain- Install a 2" drain for the proposed laundry.

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

Top Rough Plumbing

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

3-4 Pc Fiberglass Shower: Install fiberglass 3-4 piece shower unit. Note: These units provides the function and appearance of a one-piece unit, but is designed for renovation access restrictions.

Laundry Area

Washing Machine Recessed Laundry Box- Set and connect a recessed laundry box. Connect water and drain lines to the existing.

Electrical Rough-in

Electrical Scope of Work- Install new LED light in bathroom ceiling and also ove the Laundry Area.

Switches- Switching

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

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

Sink Light Fixture Mounting Box- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

220V DRYER CIR- 30a circuit w/ outlet to match your dryer cord. Typically and per code, a four prong outlet.

110V Washer Circuit- 110v 15a outlet and circuit

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

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

Insulation

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

Drywall

Scope: The drywall is proposed to the interior and exterior of the newly framed bathroom.

Drywall Finishing

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

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure pre assembled floor mounted vanity. Installation includes cutting holes for the water supply and drain piping. Depending on the configuration of the vanity, cabinet modification or relocation of the piping may be required. If so, additional labor and cost may be required.

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)

Millwork- Doors & Trim

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

Split Jamb Door Installation- Install the split jamb door unit into an existing and compatibility sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

2-6 Door Unit

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 Supply New - Provide standard base shoe to the hard surface flooring areas.

Ceramic Flooring

Note: We propose to provide the labor and equipment to install the tile and related products. You will provide the mastic, tile or vinyl flooring, grout and color related caulking and other required products needed.

Tile Backing Board not Proposed on Concrete Floor- The tile will be placed on the concrete surface

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

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 1 sink faucet and pop-up drain

Shower Faucet Trim Installation- Install the shower trim, including the handle, esccheons, and shower head.

Toilet Installation: 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. Note: some toilets require servicing of tank seals or other components. Rebuilding or servicing of your original toilet may exceed the value of the used toilet. The cost of repairing an existing stool has not been included in this proposal.

Finish Electrical- Fixture and Device Mounting- Installation labor

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

Receptacles- Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

Switches- Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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

GFCI Receptacle-

110v Receptacle

Appliance Setting

None- Setting of appliances has not been proposed

Hardware Installation

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

Shower Enclosure's & Doors

Shower Door Installation- Provide the labor to install a pre manufactured compatible shower door fitted for the proposed opening. To include cutting the provided metal frame and mounting components, fastening in place, hanging the door(s), adjusting for alignment and caulking.

Mirror(s)

None- Mirror installation has not been proposed

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.

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

**Estimated (2021) Total of All Items Listed Above: \$36,000 - \$38,000
Plus, Fixtures and Finishes**

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 -86 weeks for new project startups. The typical duration of a bathroom project is approx. 15 working 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 Bathroom addition as well as Laundry Plumbing & Electrical and run Plumbing for future Wet bar** project.

SINCERELY

Ric Lutz

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Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.