



GERCKEN COMPANY SERVICES, INC.

145 N STEWART RD LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email gerckenrh@aol.com

Thank you for inquiring about the **Addition & Concrete** 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:

The Concrete work is for the following areas. (Areas in red have been omitted/deferred)

Approach

Main Drive

Entry Walk

Porch Cap

Driveway Slab

Pool Deck North

Pool Deck South

Pool Deck East

Pool Deck West

Preliminary Requirements

Scope: This proposal is for the access set up, demolition, hauling, setting up, placing and finishing for a new Driveway, entry walkway, porch cap and pool deck.

Permit: Please obtain the permit and necessary approvals and pay the bond required, for permission from your city administration. The cost for such has not been proposed or included in this proposal.

Site Prep: Please remove any landscaping desired to be salvaged adjacent to the work area prior to commencement of the work in this proposal.

Access

Access: We will access the work areas through your existing driveway and around your pool area.

Access: GCS is granted machine and equipment access to the work area. Damage, disruption and or repairs to existing concrete, lawn, sprinklers, fence, landscaping, or other surrounding appurtenances, if included will be specifically listed in this proposal. If not proposed, please ask for a supplement to cover the desired repair or replacement.

Removal

Fence: Remove the sections of fence and post necessary to access the site with equipment and for excavation. Re-install upon completion Note: If the fence cannot be removed without damage or it is deteriorated, the cost to repair the fence will be in addition to this proposal.

Pool Fence Removal: Remove the pool fence and haul from premise. Our proposal includes a credit for the salvage value of the fence/metal. If you prefer to keep the fence, please add \$500.00 to this proposal total.

Landscape Bed: Remove the existing landscape bed material and discard.

Landscaping: Remove the designated landscape plantings and discard.

Salvage Landscaping- Please remove the landscaping that you desire to salvage prior to commencement of the work. Note: We cannot be responsible for the landscaping surrounding the work area due to the nature of finishing concrete.

Wood Decking: Remove the existing wood decking and timbers and load for hauling.

Timber Wall: Remove the existing wood timber wall from the pool area and load for hauling.

Demolition of Existing Concrete

Demolition: Provide the machine and labor time to break up and remove the existing concrete and load for hauling from the premise.

Note: If the concrete is thicker than 4" in the private area and 6" at the approach, we will have to provide a supplement to this proposal to cover the additional machine and labor required.

Concrete Rubble Hauling: Provide Dump Truck Hauling to remove the rubble from premise.

Pool Edging Removal: WE will remove as possible, the existing bull nose block edging from your pool and discard.

Excavation & Grading Work

Excavation: Excavate existing soil to accommodate 4" concrete placement. Cut grade to accommodate drainage to the side yard area.

Haul in: Obtain and haul in clay type fill soils if needed and dump at site. Fill the sunken are by the garage doors.

Water Diversion & Drains

Downspout Tubes: Connect to the existing downspout(s) using adapters. Trench to desired run-off point and install 4" Non-perforated tube. Up to two downspouts per tube. A total of up to 3) downspout drain extensions. 1) in upper driveway and 2) by the pool area.

Sub Grade Preparation

Gravel/Sub grade: Prepare sub grade by grading and place gravel to accommodate 4" of concrete

Compaction: Using a plate compactor, compact the sub grade to increase density.

Reinforcement Rod

Reinforcement Rod: Place 1/2" steel reinforcement rod on a 30" grid pattern. Drill into the adjoining concrete and dowel the rebar.

Expansion

Expansion: Set 1/2" asphalt type expansion joint material at garage joint.

Concrete Form Work

Concrete Forms: Set up forms to accommodate the proposed layout. (Please verify your satisfaction with the layout prior to concrete placement).

Concrete Placement

Concrete Placement: Place 4" concrete using a 4000lb mix.

Concrete Finishing

Broom Finish: Finish the concrete with a broom finish and trim edges with finish edge tool.

Control Joints

Control Joints: Saw cut control joints to accommodate one joint at center the length of the drive and three across the drive. Saw joints are approx. 1" in depth.

Forms Removal and Backfill

Backfill: Upon completion of the concrete work, remove the forms and hand backfill the edges of the driveway.

Note: Further landscaping will be available optionally if desired.

Note: The concrete requires a minimum of 7days without vehicular traffic to harden. Light vehicular loads for a min. of thirty days required. Do not use salts for ice melting as it can damage the finish. Wash road salts off the concrete regularly during the winter months. For best life span, apply a waterproofing compound such as Thompsons Water Seal in the fall prior to winter.

Concrete Stairs & Walkway

Scope: This is a 3 1/2' wide sidewalk and stairs leading between the driveway and the pool deck. This includes grading, forming, gravel base if required, reinforcement rod and standard grey brushed finish concrete.

Optional Items if Requested or Required

Slate Texture Finish: In lieu of the broom finish above, apply a slate stone/tiled finish embossed into the concrete.

Dye and Seal: Provide one color dye and sealer to concrete- **Pool Deck Only**

Buggy Concrete rather than truck to site

Concrete Pump: Provide concrete pump rather than truck or buggy access

Seed & Straw: Groom the affected soil and apply Seed and Straw to disrupted yard areas

Versa Lok Landscape Block Retaining Wall

Scope: This is a landscape retaining wall placed in harmony with the surrounding soils.

Excavation- Excavate approx. 3' behind the proposed wall location. Salvage soil for back fill.

Footing- Excavate footing approx. 12" in depth by 24" by the length of the proposed wall. Compact gravel and place level.

Block Retaining Wall Placement- Set the 6 x 16 interlocking Versa Lok (or equiv.) block on the above footing. Level the bottom course.

Drainage Tube- Provide 4" perforated drain tube set into position along the back of the bottom course of block.

Gravel- Back fill the tube with gravel

Block Geo Grid- Place geo-grid mesh at second course and each third course thereafter prior to backfill.

Back Fill- Back fill the wall with soil salvaged from the excavation and grade smooth.

Seed & Straw- Place contractors mix grass seed and straw ground covering to the excavated area.

Unforeseen Obstacles- Care and caution will be provided during the proposed work, however if repair of sprinkler, utilities, lawn restoration, landscaping, or other work not listed in this proposal is requested, required or arises, GCS will provide a cost/quote to repair or provide any such items/work if encountered as a supplement to this proposal.

**Estimated Total Concrete Drive, Entry Walk, Pool Deck
and Retaining Wall Project**

\$74,000-\$92,000

Storage Room & Screen Porch Addition



Scope: This proposal is for the demolition of the existing storage room deck above, including the concrete slab. Build a new addition approx. 17.5 x 16. Provide new frost footings, concrete floor, exterior walls, 2nd floor deck, Membrane deck/roof with patio stone floor, screen porch walls, vaulted ceiling/roof, roofing, guttering and electrical per the proposed plan.

Drawing: Provide the design service to create the blueprint for the project. Once approved by you this will be used to build the project.

Permit: Obtain the Building and Plumbing permits for the project. You will need to provide the required plot plan and survey work (if any) that may be required.

Demolition: Dismantle the existing storage room addition, deck above, concrete floor slab and haul from premise.

Hauling: Haul the rubble and debris from the premise.

Footing: Excavate the perimeter to accommodate the frost footing requirements.

Soil: Salvage the excavated soil for backfill.

Foundation

Frost Footings: Excavate, place 1/2" steel reinforcement rod and pour footings using 3000psi concrete mix. Pour level to grade.

Foundation Walls: None Proposed. We anticipate that the short wall existing on the east side will be suitable for usage in the new project. If it requires replacement, we will remove and replace it as part of the project.

Concrete Floor

Sub grade: Prepare the subgrade by grading smooth and placing gravel to accommodate a 4" floor thickness.

Reinforcement Rod: Place #4 reinforcement rod in a 36" grid pattern.

Forms: Set up perimeter forms level with the existing house.

Flatwork: Pour floor using 4000 psi concrete mix. Steel trowel to a smooth finish.

Framing

Ground Level Walls: Fabricate built up walls level with the main floor joist. Install siding compatible with the existing 4" o.c. textured finish.

Floor: Fabricate floor system using 2x floor joist, spaced to accommodate the required code placement. Install 3/4" lounge and groove sub floor material.

Screen Porch Walls: Fabricate screen porch enclosure using 2x4 treated lumber, screen material and exterior trim to cover the screen edges.

Doors & Window Openings: Provide openings for the 3-0 passage and the 5x 6'6" lawn and garden overhead door.

Siding: Provide and install siding similar to the existing.

Interior Walls- No new interior walls proposed or planned.

Demolition: The existing interior walls (formerly exterior walls of the original house) will stay. We will cut the siding to accommodate the required flashing.

Ceiling: None, an open vaulted ceiling is proposed.

Roof: Fabricate a straight gable roof the same pitch as existing. Frame water diversion "cricket" between old roof valley and addition.

Handrail: Fabricate a wood handrail on the porch cap and stairway. Use treated lumber and 2x2 balusters. Anchor 4x4 upright post notched over the edge of the rim joist.

Exterior Doors

1) 3-0 Entry into the Storage

1) 5x7 Lawn & Garden Overhead door.

Roof

Scope: The roofing is proposed to be applied to the new roof section and laced into the original roof of the house. Note: If you desire, we can modify this proposal to include replacing all of the roofing as described below.

Sheeting: 7/16 O.S.B. sheathing

Felt: 15 lb. flat

Metal Edge: Provide and install style D metal roof edge.

Shingles: Laminate Shingles similar to the existing.

Deck Floor/Storage Roof: 2-ply membrane roofing with metal flashing around the perimeter and where attached to the existing house.

Windows

Storage Room-Salvage and relocate the existing window to the new west wall of storage room.

Electrical

Electrical Rough-in: Install the wiring, boxes and circuits per the plan layout. Connect to the existing electrical panel. To include Screen Porch Level-overhead light box to accommodate a ceiling fan & light combination, 3) 110v GFCI surface mounted outlets in conduit. Storage Room Level- Overhead light, exterior light, exterior 110v GFCI, 5) 110v duplex receptacles. Tie all electrical to the existing circuits and or existing electrical panel.

HVAC

None- HVAC Work has not been proposed.

Insulation

Insulation: Provide fiberglass R-13 bat insulation for the sidewalls and R-19 for the Storage Room ceiling.

Drywall

Drywall: Install the following

1/2" Sheetrock: Apply to the ceiling and walls of all newly framed addition and ceiling of the screen porch.

Drywall Finish: Tape, fill and finish the drywall and sand smooth ready for primer. Ceilings to be finished smooth.

Drywall Primer: Apply primer to all new and patched drywall surfaces. Apply touch up to the finish. Further spackling to be done by whomever does the finish painting.

Millwork

Latch sets: Provide brass finish entry lock for the storage room entry door.

Storage Area

Casing: Install standard pattern casing to windows and doors

Baseboard: Baseboard on all finished walls

Base Shoe: None proposed.

Screened-in Porch: Install 1x4 on top of the existing T-111 siding. The remaining area to be screened walls with deck railings.

Painting

Note: We will provide the painting labor, masking and protection materials. You will supply the paint.

Exterior Painting

Exterior Door: Apply semi-gloss paint to the new exterior door.

Exterior Siding Soffit Fascia & Trim: Paint the wood siding, soffit and fascia with paint that you provide.

Interior Painting

Wallboard Primer: Prime the new drywall with latex primer and touch up any drywall blemishes that are detected at that time. Note: Further spackling or touch up to be done by others, if any)

Ceiling Painting

Ceiling: Apply one coat of interior latex flat white paint to the finished ceiling. We provide the ceiling white paint.

Door, Trim & Cabinet Painting/Finishing

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

Door Painting: Paint the designated interior door(s) with interior latex paint (that you provide).

Window Painting: Paint the interior of the window with interior latex paint (that you provide)

Wall Painting

Wall Prep for Paint: Spot repair the cracks and blemishes in the existing wall.

Wall Painting: Paint to cover the walls indicated with interior latex flat paint. (You provide the paint).

Remaining Painting: To be done by others or available optionally and has not been included in the base proposal.

Flooring

Screened Porch Floor

Patio Blocks: Lay rectangular grey concrete patio blocks on top of the membrane roof and secure perimeter with silicone bonding.

Storage Room Floor- To remain exposed concrete.

Entry Apron

Scope: The apron is proposed to be outside the addition, sized approx. 6 ft. x 17.5 ft.

Sub grade: Prepare the subgrade by grading smooth and placing gravel to accommodate a 4" thickness.

Reinforcement Rod: Place #4 reinforcement rod in a 36" grid pattern.

Forms: Set up perimeter forms level approximately 1" below the floor.

Flatwork: Pour floor using 4000 psi concrete mix. Apply broom finish. Cut concrete control joints to help control cracking.

Electrical Fixture Installation

Install Fixtures and Devices: We will provide the labor to install the light fixtures that you provide and we will provide and install the outlets, switches and cover plates.

Exterior Yard Finishing

Finish grading: Grade the yard around the addition and the front yard smooth.

Seed & Straw: Apply contractors mix lawn seed and straw ground covering. Owner to water and maintain.

Clean Up: Remove construction debris on a per stage of completion basis. Sweep floors and wipe fixtures upon completion.

**Estimated Total Room Addition as listed above \$168,000.00-
196,000.00**

Please review and let me know when we can get together to review the details of the project. Thanks again for inviting us to provide this information. We look forward to starting and completing your project.

SINCERELY

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

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