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Thank you for inquiring about the Basement Remodel work that we discussed. I have written the following proposal in an outlined manner, 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:

Scope of Work-Remodel Basement to include adding New: Bedroom; Bathroom with 60" x 30" Walk in Shower and Tile Walls to the Ceiling, Tile Niche, Accent Strip; Stool; Vanity; Wainscoting on walls; Sink & Top; Ventilation Fan.

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.

Contents Manipulation- Move the existing room furniture and large contents to another location on premise that you designate. Please remove your valuables, smaller contents and protect the same during the project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area. Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

Demolition

None- Demolition work has not been proposed

Framing

Wall Framing

Interior Wall 9' Treated Plates LF: Frame new 2x4 wood frame wall standard 8'6" - 9' stud height wall 16" o.c... Treated base wall plates, with openings for doors and or windows per the proposed layout.

3 Framed Openings- 32" & 32" & 36" Single Passage Doors, frame load bearing opening for single passage doors, standard height. Owner will supply the doors.

Ceiling Framing

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

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

Bathroom Framing

Bathroom Walls- Frame the walls to accommodate the new bathroom plan

Soffit: Fabricate a soffit enclosure at ceiling

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. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

HVAC

Scope: The HVAC base proposal is to attach to the existing duct work and extend to the new locations utilizing the existing heating and cooling system.

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

Plumbing

Ground Rough

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

Top Rough Plumbing

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

Shower

Manufactured Shower Base- Provide 1) white fiberglass shower base, 30" x 60", install the drain strainer assembly and connect to the existing drain piping.

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.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Electrical

Electrical Scope of Work- Install Outlets, Switches, Ceiling Fan in the Bedroom and LED Ceiling Light in Bathroom & Closet.

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

2 LED Disc Light- NeXT wave or equiv. 15w LED fixtures

Switches- Switching

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

110v Power Receptacles

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

GCS supplies Smoke Detector: Building Codes require smoke detectors in the home. If none exist, you may have to provide smoke detectors to pass final inspection. Battery operated detectors may not be approved. If hard wired detectors are required, we can install them at an additional fee.

GCS supplies Carbon Monoxide Detector- Surface mounted, 110v intercombed Carbon Monoxide 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 if applicable

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

Use Existing Service Panel Breaker Space- Install the proposed breakers into available spaces in the existing electrical service panel. Note- if additional space for breakers is required, a supplemental panel may be installed via a supplement to this proposal

Insulation

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

Scope: The drywall is proposed as per the Conceptual Plan

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

Whole Bathroom Drywall: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep ant paint.

Window wrapped Opening(s)- Install sheetrock to the recessed window and finish smooth ready for surface finish, i.e. paint or other finish proposed.

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.

Drywall Texture Finish

None- Texture to the ceiling or walls has not been proposed

Cabinets

28"- 32" Vanity(s)- Provide the labor to set and secure pre-assembled floor mounted vanity.

Set Sink Top- Set and secure a sink top to the existing vanity. To include side and back splash blocks (if included)

Millwork

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

Doors- Provide the following:

36" & 32" & 32" Door Units- Install three doors that will be supplied by Owner

Door Casing- Install standard casing to the door opening

Window Casing- Install standard casing to the window

Tile Wall Wainscoting- Install Tile to the designated walls, approx. 42" in height to the bottom of the indicated walls.

Baseboard Supply New- Provide baseboard similar to what Owners have upstairs to the walls as new proposed.

Base shoe Supply New - Provide standard base shoe similar to what Owners have upstairs to the hard surface flooring areas.

Closet Shelf & Rod- Owners will provide and install themselves.

Ceramic Shower Walls

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area up to the ceiling in height . Please provide the tile, mastic, grout, and color matching caulk of your choosing. Note: Standard parallel installation of full-size tile (6 x 8" through 12x 24" tiles). Diagonal, accents, small tiles (mosaic, tiles under 6" x 8") other tiles or products, special patterns and installation require additional installation labor and cost. We will provide a product list for your shopping convenience.

Tile To the Ceiling- The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall (to the ceiling)

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

Single Niche Tile- Install ceramic tile to the back, and interior sides of the niche with selected tile.

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

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

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

Shower Faucet Trim Installation- Install the shower trim, including the handle, escutcheons, 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

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

Ceiling Fan – Install Ceiling Fan that Owner supplies

GFCI Receptacle- Install GFI Receptacle

110v Receptacles – Install 4 receptacles

Towel Bar- Mount towel bar 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.

Dump Bed Trailer- On Site for Trash hauling

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

Bathroom Fixtures and Finishes Purchasing Guide						
Vanity & Top	Vanity & Top Combo	Pre manufactured	Ea.	1	289.00	289.00
Mirror		Surface Mounted	Ea.	1	35.00	35.00
Sink Faucet(s)			Ea.	1	120.00	120.00
Shower & Walls						
Shower Faucet	Shower faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	120	2.49	298.80
Shower	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
Shower	Accent Tile	Consider the width of the accent you choose. Usually can get cut the tile into 3-4 sections.	Ln Ft	20	2.00	28.00

Shower	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.00
Shower	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
Shower	Color Match_ Caulking	color select	Ea.	4	5.99	23.96
Wainscotting Tile	Tile on bathroom walls 42" approx.	Full size tile-6x8 or larger	Sq Ft	110	2.49	273.90
Wainscotting Tile	Edging/Trim	Bull nose or metal trim edging- estimated, verify	Ln Ft	70	1.50	105.00
Wainscotting Tile	Mastic	3.5 gal premixed ceramic tile adhesive	Ea.	2	37.50	75.00
Wainscotting Tile	Grout 25 lb. bag		Ea.	2	25.00	50.00
Bathroom Tile Flooring						
Floor Tile			Sq Ft	55	2.49	136.95
Mastic			Ea.	1	37.50	37.50
Grout 25 lb. bag			Ea.	1	25.00	25.00
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.	Ea.	1	800.00	800.00
Bedroom & Closet Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	220	2.50	660.00
Toilet						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
Hardware						
Hinge Sets	Same mounting as your existing	Pick color to match	Ea.	3	3.50	10.50
Towel Rings			Ea.	1	20.00	20.00
Locksets for doors		Knob and Pocket types	Ea.	3	24.00	72.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00

Bathroom Fixtures & Finishes estimated before tax \$ 3,674.61

Note: You will pay directly to the supplying vendor. These items are not supplied by GCS, handled or marked up. You pay the direct purchase price, which saves you money!



Scope of Work-Remodel Basement Family Room to include finishing North side of Basement Pole (approximately 24' x 26') by Installing: Walls, Ceiling, Flooring, Doors.

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.

Contents Manipulation- Move the existing room furniture and large contents to another location on premise that you designate. Please remove your valuables, smaller contents and protect the same during the project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area. Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

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)

Wall Framing

Interior Wall 8' Standard Plates LF: Frame new 2x4 wood frame wall standard 8' – 9" stud height wall 16" o.c... Standard wall plates, with openings for doors and or windows per the proposed layout. We will enclose one Vertical Pole within the new wall.

2 - 28" Doors Push-Out doors to Kid's Play Area that Owners furnish -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

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

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

Frame 32" Door Unit and Casing that Owners furnish be installed for entry to area under the stairs

Windows – No work has been proposed.

HVAC

Scope: The HVAC base proposal is to attach to the existing duct work and extend to the new locations utilizing the existing heating and cooling system.

Plumbing Work -

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

Electrical

Electrical Scope of Work- Install Outlets, switches and LED Ceiling Lights as per the proposed plan.

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

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

Switches- Switching

S3- 2) Three-way switch to control lighting or outlet from two locations

9) 110v Power Receptacles

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

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

Conduit – We will run an approximate 9' vertical section of Conduit or PVC in the Northwest Corner of the Family Room to allow Owner to run his TV Cables through. Owner will tell GCS where he wants it placed.

Insulation

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

Scope: The drywall is proposed **as per the Conceptual Plan**

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

Whole Designated Basement Area Drywall: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for primer, spackling, prep ant paint.

Window wrapped Opening(s)- Install sheetrock to the recessed window and finish smooth ready for surface finish, i.e. paint or other finish proposed.

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.

Drywall Texture Finish

None- Texture to the ceiling or walls has not been proposed

Cabinets

None- Cabinet 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
Split Jambs for Door

Doors- Provide the following:

2 – 28” Door Units installed leading to the Kid's room

Door Casing- Install standard casing to the door opening

1 – 32” **Door Unit and Casing** be installed for entry to area under the stairs.

Baseboard Supply New that is similar to the upstairs Baseboard - Provide standard pattern baseboard to the walls where proposed.

Base shoe Supply New that is similar to the upstairs Baseboard - Provide standard base shoe to the hard surface flooring areas.

Flooring

Laminate Interlocking Flooring (LVT)- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas including the approximate 14 Stair Treads and the 2 approximate 4’ x 4’ landings. Owners will supply the LVT Flooring and Bull Nose.

Painting

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

Finish Plumbing

None- Finish plumbing work has not been proposed.

Finish Electrical- Fixture and Device Mounting

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

GFCI Receptacle-

110v Receptacle – Install as per code.

None- Hardware installation has not been proposed.

Dump Bed Trailer- On Site for Trash hauling

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

**Estimated Total Contractors Work for Basement Remodel Project as Listed Above:
\$56,000.00 - \$65,000.00**

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 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 project.

SINCERELY

Ric Lutz

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A dba of GERCKEN COMPANY LLC.