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Thank you for inquiring about the Kitchen 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- Total Kitchen Update

Scope: Renovate Kitchen and Living Room areas. Remove central load bearing wall between Kitchen and Living Room, to convert Living room space into a gathering room. Remove existing cabinets, countertops, and flooring. Patch and repair surfaces to receive new finishes, cabinets, countertops, and island, and install new flooring.

Preliminary Requirements

Design & Blueprints

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

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damages to the existing lawn, landscaping, drives or walks could possibly occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed, or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

Permits & Licenses

Building Permits

Structural Modification Drawings- The proposed alteration requires an Architects or Engineers stamped and approved design/drawing. We proposed to obtain the required drawing for submission to the permitting authorities.

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.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area.

Door Jamb Protection: GCS will supply and install cardboard jamb protectors for the doors accessing the work area.

Pets and Dependents: Please make safe arrangements for your pets, children, elders, and others so they are safely protected from construction hazards.

Demolition

Demolition Scope of Work: Remove the following:

Kitchen Demolition

Fixtures & Appliances: We will remove and cap off any supply lines and drains for the removal of designated sinks and appliances. If your refrigerator is to be relocated, please empty it prior to moving. We will set it at the nearest location on the same level of your home and plug into available outlet.

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Garbage Disposal- Disconnect the existing garbage disposal from the sink mount, detach the drain assembly and power supply.

Kitchen Sink- Disconnect the existing fasteners of mechanically mounted sink and detach from the countertop. Note: the sink may be also removed with the countertop intact. Sinks fused to the countertop are not removable. Disconnect the existing drain assembly.

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation.

Flooring: Remove the existing flooring and expose the sub floor. Haul debris from premise.

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

Remodeling Structural Modifications

Wall Removal

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

Wall Removal: Remove the designated portion of the proposed wall Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available vis supplement identifying the additional concealed modification needed.

Structural Beam(s)

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

2 Columns: Provide steel columns set on load bearing surface to support vertical loading.

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.

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

Return Air- Fabricate a return air utilizing the existing return air duct and framed cavities at the proposed location. Provide a return air grill.

Ceiling Mounted Range Hood- Provide the labor to mount the range hood that you provide and vent to the exterior through available framing cavities. Terminate on the exterior and provide vent cap.

Plumbing Rough-in

Top Rough Plumbing

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

Electrical

Electrical Scope of Work-

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

Drywall

Beam Soffit: Frame and rock soffit around beam between Kitchen and Gathering Room.

Drywall Finishing

Wall Spot Repair- Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Cabinets

None- Cabinet work to be provided by others, and has not been proposed

Ceramic Tile Work

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

Painting: None proposed

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets that you provide.

Finish Electrical- Fixture and Device Mounting

GFCI Receptacle-

110v Receptacle

Appliance Setting

Refrigerator-Set Refrigerator and connect ice maker water supply and plug in the electrical cord to an existing outlet.

Gas Range- Set the range in place, connect the gas and electric. Please provide the new appliance connector and cords required with your appliance.

Gas Cook Top- Set the cook top into its prepared location, connect the gas connector and electrical supply. Please provide the required appliance connector and electrical cord with your appliance.

Microwave- Install microwave, mount backing plate, drill hole in upper cabinet and plug into existing electrical. Venting of microwave is an optional item.

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 ESTIMATED CONTRACTOR'S WORK ON KITCHEN REMODEL AS DESCRIBED ABOVE: \$32,900.00-39,000.00

REVISIONS

Kitchen Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections of the Kitchen (or Bar) components, we are inserting minimum estimated valuations for each of the below listed components. Upon making your final selections, please purchase the items and arrange for delivery to the job site. The cost of the Fixtures & Finishes is separate from the Contractors Work listed in the Project Proposal. The dollar amounts shown are examples. Your final selections may be more or less. It is your choice what fixtures and finishes you select and the price you pay. Please use the following as an aid for your selection and shopping purposes. Note: Actual quantities may vary.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Cabinets		Premanufactured		1		
Counter Tops		Premanufactured		1		
Appliance Connectors	Electrical Cords			1	7.50	7.50
	Water Supply			1	19.50	19.50
	Drain Hoses			1	15.00	15.00
	Ice Maker Connectors			1	15.00	15.00
Sink	& Disposal	Sink of your choosing to fit in prepared opening		1	250.00	250.00
Sink Back Splash	Ceramic Tile		Sq Ft	21	3.50	73.50
	Mastic			1	35.00	35.00
	Grout	25 lb. bag	Bag	1	30.00	30.00
	Color Match Caulking		Ea.	1	4.50	4.50
Sink Faucet			Ea.	1	120.00	120.00
Sink Light Fixture			Ea.	1	49.00	49.00
LVT Flooring	Waterproof Laminate		Sq Ft	269	2.50	672.75
Cabinet Pulls		Owner's Choice	Ea.		3.48	
Locksets for doors		Owner's Choice	Ea.		48.00	

Kitchen Estimated Fixtures & Finishes Totals Before Tax \$ 1,263.75

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 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 bathroom project is approx. 20 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 **Kitchen Remodel** project.

SINCERELY

Ric Lutz

RIC LUTZ
Sales Manager
816-668-6806
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.

REMOVED