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40 Years of Service



## GERCKEN COMPANY LLC.

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Thank you for inquiring about the Kitchen Remodel 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 Kitchen to include Install New Countertops: Add approx. 26" Upper Cabinets to go to ceiling; Popcorn Ceiling gone and replace with Smooth Finish; Get rid of upper Countertop; Square off Dishwasher to other Cabinets; Backsplash to Ceiling on both Cabinet ends and around Window; Install new Undermount Sink & Disposal and Undercounter Lighting. Replace current hanging Light with 2 LED Flush Mounted Lights. Replace 2 current Can Lights with 2 Hanging Lights over the Counter. Refinish Hardwood Floors in Kitchen, Bathroom and Entry Way. Replace Carpet in Living Room & Dining Room with Hardwood Floors and refinish. Remove Tile around fireplace and Install new Tile.

### 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 varies, 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.

**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

**Demolition Scope of Work: Demo: Kitchen Countertops (permanently remove upper Top); Base that Dishwasher is in; Popcorn Ceiling; Kitchen Lights; Carpet in Living & Dining Room.**

### Remove the following

### Appliance Removal

**Refrigerator-** Disconnect the ice-maker water supply (if any), unplug the refrigerator, and remove it from its current location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

**Dishwasher-** Disconnect the existing water supply and drain tube from under the adjoining sink, unplug the power cord and remove the dishwasher from its location.

**Elect Range-** Disconnect the power cord from the power outlet box and remove the range from the existing location.

## **Kitchen Demolition**

**Kitchen Sink Faucet Removal-** Shut off the existing water stops, disconnect the existing water supply lines feeding the faucet, detach the faucet and remove from the sink.

**Disposal Removal-** Disconnect the electrical and drain and remove the existing garbage disposal.

**Kitchen Sink Removal-** Detach the sink from the counter tops and remove the sink

**Backsplash Tile Removal-** Cut the perimeter of the backsplash tile and remove the tile and attached wallboard.

## **Cabinet & Tops Demolition**

**Countertop Removal-** Remove the existing counter tops

## **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.

**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.

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

**Stool:** Disconnect, detach, and remove the stool- **Salvage for Reusage.**

**Pedestal Sink-** Detach the existing faucet and drain. Remove the pedestal sink and **Salvage**

## **Electrical Demolition**

**Light Fixtures-** Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

## **Structural Demolition**

### **Flooring Removal**

**Living & Dining Room Carpet-** Remove the carpet and discard. Leave the Carpet on the Stairs.

## **Framing**

**Remove Cabinet that Dishwasher is in -** Install new Cabinet to be lined up with other cabinets.

## **Windows**

None: Window removal, replacement or modification has not been proposed.

## **HVAC**

HVAC work has not been proposed

## 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.

**Dishwasher Drain Relocation-** Open the floor to relocate the dishwasher drain if needed. Connect to the existing drain piping.

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

## Electrical Rough-in

**Electrical Scope of Work-** Remove the existing light fixture and 2 Can Lights and mount 2 new Flush Mount LED Lights and move Electrical Boxes for 2 hanging Pendant Lights over the Countertop.

**Under Counter Lighting -** Install lighting and connect to current Switch.

### Switches- Switching

**None-** Installation of new, or modification of the existing electrical switches has not been proposed.

### 110v Power Receptacles

**None-** Electrical outlet installation or modification of the existing has not been proposed.

**220V RANGE-** Install with current 50a circuit and 4-prong outlet.

**Dishwasher-** Provide the labor to install the power cord supplied with your dishwasher. Plumb into the existing outlet under the kitchen sink.

**Disposal-** Provide the labor to install the power cord supplied with your garbage disposal. Plug into the existing switched outlet under the sink.

**Microwave-** Mount Microwave using provided hardware and mounting plate. Drill power cord access to the existing outlet in the cabinet above.

### Electric Panel Circuits

**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

**Ceiling Texture Removal-** Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

**Ceiling Trowel Smooth-** Apply joint compound to the existing ceiling texture and trowel smooth. Sand smooth ready for primer or paint.

## Cabinets & Vanities

**Cabinet Installation-** We will provide the on-site labor and fasteners to install the cabinets as per plan if not installed by manufacturer. The cabinets and related trim to be provided by and delivered by the cabinet supplier to the job site.

## Counter Tops

**Installation of Countertops:** To be done by Manufacturer.

## Millwork- Doors & Trim

**Paint Grade-** The trim is made for a painted finish- finger jointed, composite or other paintable materials

**Baseboard Reinstallation-** Reinstall the original baseboard to the existing walls.

**Base Shoe Reinstallation-** Reinstall the original base shoe

**Crown Moldings -** To be installed by Cabinet Manufacturer.

## Ceramic Wall Tile

**Tile To the Ceiling on each Cabinet End and around Window-** This option extends the wall tile to the top of the wall, up to 8' height (or to the ceiling, if less than 8')

**Ceramic Tile Window Wrap-** wrap the window opening by installing tile to the recessed area of the window to the proposed tile height. Caulk the joint between the window and tile. Note: requires a water resistant or vinyl window.

**Ceramic Tile around fireplace-** Install tile where previous Tile was.

## Flooring

**Hardwood Flooring Installation in Living & Dining Rooms-** Install tongue and groove hardwood flooring to the Living & Dining Room areas. Sand, fill, stain, and finish with up to two clear coats of urethane.

**Hardwood Refinishing-** Sand and finish the proposed current Kitchen, Entryway & Bathroom hardwood flooring area. To include sanding, staining (where applicable) and applying clear urethane

## Painting

**None Proposed- Painting,** preparation, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in GCS proposal, it should be done as not to interfere with the completion of work in this proposal. Painting of the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. The project will not stop for work to be done by others without a remobilization fee being charged.

## Finish Plumbing

**Kitchen Sink Installation:** Provide labor & fittings to set the kitchen sink into a prepared opening, secure into position, install the strainer basket(s), connect the drain tail piece and trap assembly. Connect to the existing drain.

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

**Disposal Installation:** Provide the labor & fittings to install the garbage disposal that you provide.

**Refrigerator Ice Maker Connection-** We will connect your ice maker equipped refrigerator to the water supply.

**Toilet Reset:** 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.

**Reset Pedestal Sink Installation-** Set and secure sink pedestal and sink bowl.

**Finish Electrical- Fixture and Device Mounting-** Installation labor

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

**Refrigerator-**Connect the ice-maker water supply (if any), plug in the refrigerator, and set it in its original location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

**Dishwasher-** Set the dishwasher into its prepared opening, connect the water supply, drain line and electrical. Please provide the water supply, drain, and elect. Cord with the dishwasher or if it requires new.

**Elect Range-** Set the range in its location and connect the power supply.

## **Hardware Installation**

None- Hardware modification or installation has not been proposed.

## **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.

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR KITCHEN REMODEL PROJECT AS LISTED ABOVE: \$24,025 – \$29,700**

**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 our portion of a Kitchen 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 project.