

Since 1981

40 Years of Service



## GERCKEN COMPANY LLC.

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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 for Kitchen Remodel - Per required Permit(s) Remove: Kitchen Cabinets; Countertops; Backsplash Tile and Sheetrock attached; Sink; Garbage Disposal; Island & Top. Cap Plumbing and Electrical. Install New: Backsplash; Sink; Sink Faucet; move up the outlet at the North end for TV Plug in. Coordinate with Cabinet Manufacturer and Countertop Manufacturer for their Installations.**

### Permits & Licenses

**Permit(s) by GCS-** We will obtain 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.

## Demolition

**Demolition Scope of Work: Kitchen Cabinets; Countertops; Backsplash Tile and Sheetrock attached; Sink; Garbage Disposal; Island & Top**

### 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.

**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.

**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.

### Appliance Removal

**Appliance On-Site Storage-** Remove from the proposed work area and set in the nearest room on the same level of the home. Note: Reinstallation quoted separately.

**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.

**Microwave-** Disconnect and dismount the existing microwave

**Counter Tops:** Remove the existing counter tops and discard

**Cabinets-** Remove the existing cabinets and haul from the premise

**Ceramic Tile Backsplash & Attached Wallboard-** Remove the backsplash tile and wallboard to expose framed wall.

## **Plumbing Rough-in**

### **Water Supply Piping and Fixtures**

## **Electrical**

### **Top Rough Electrical**

#### **110v Power Receptacles**

**Move 110V Receptacle-** Standard dual outlet three prongs, 15a rated electrical outlet

#### **Appliance Electrical**

**If applicable install your 220V RANGE power cord-** 50a circuit and 4-prong outlet

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

## **Insulation**

**Wall- Fill Voids-** If wall insulation is disrupted during construction, we will reset the original or if unavailable, obtain and install new insulation to the exposed exterior wall cavity voids.

## **Drywall**

**Hang the sheetrock for Backsplash:** Provide the labor to hang the sheetrock in the designated backsplash area

## **Cabinets**

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

## **Counter Tops**

**None-** Countertop work will be provided by others

## **Millwork**

**None-** Door and Trim work has not been proposed

## **Ceramic Backsplash Wall Tile**

**Sink and Counter Back Splash-** Provide the labor to install tile in the back splash area above the counter and or sink top. The splash area is typically 18" in height by the proposed length of the top.

## **Flooring**

**None Proposed-** Flooring work has not been proposed

## **Painting** None proposed

## Cabinet Painting & Finishing

**None Proposed-** It is anticipated that the cabinetry will be pre-finished and not require painting or staining.

## 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.

**Disposal Air Switch -** Connect

## Finish Electrical- Fixture and Device Mounting

**None-** Electrical fixtures and device installation has not been proposed.

### 110v Receptacle

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

**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 place and plug in the power to an existing electrical outlet.

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

## Hardware Installation

**None-** Hardware installation has not been proposed.

## Windows

**None-** Windows have not been proposed

## HVAC

HVAC work 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: \$10,000.00 - \$12,000.00**

**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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink		Include the strainers and disposal in a prepared opening		1	350.00	350.00
Sink Back Splash	Ceramic Tile		Sq Ft	30	5.00	105.00
Sink Back Splash	Mastic			1	35.00	35.00
Sink Back Splash	Grout	25 lb. bag	Bag	1	30.00	30.00
Sink Back Splash	Color Match Caulking		Ea.	1	4.50	4.50
Sink Faucet			Ea.	1	300.00	300.00
<b>Kitchen Estimated Fixtures &amp; Finishes Totals Before Tax</b>					<b>\$</b>	<b>824.50</b>

**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 approximately 6 weeks for new project startups. The typical duration 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 **Kitchen Remodel** project.

**SINCERELY**

*Ric Lutz*

**RIC LUTZ**  
**Sales Manager**  
**GERCKEN CONSTRUCTION SERVICES LLC.**  
A dba of GERCKEN COMPANY LLC

# FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
<b>VANITIES &amp; CABINETS</b>	Carr-Kee, LLC	Shellaine Krohne	1317 East H Highway Liberty, MO 64068	<a href="http://cabinetlady7.com">cabinetlady7.com</a>	816-781-4664
	Home Depot Cabinet Dept.		8598 N. Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's Cabinet Department		1920 N. Stewart Rd. Liberty, MO 64068	<a href="http://Lowe.com">Lowe.com</a>	816-407-2140
	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	<a href="http://Kansasgranitemart.com">Kansasgranitemart.com</a>	816-219-1417
<b>Tops</b>	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	<a href="http://Kansasgranitemart.com">Kansasgranitemart.com</a>	816-219-1417
	Tiffany Marble		16 SE 16th Street Lee's Summit, MO 64081	<a href="http://Quarzosurfaces.com">Quarzosurfaces.com</a>	816-524-0023
	Midland Marble & Granite		2001 W. Geospace Dr. Independence, MO 64056	<a href="http://Midlandmarble.com">Midlandmarble.com</a>	816-257-2000
<b>Glass Shop</b>	Fountain Glass	David Delafuente	15815 W. 110th Street Lenexa, KS 66219	<a href="http://Fountainglass.com">Fountainglass.com</a>	913-764-6014
	Santa Fe Glass		145 E. Lexington Avenue Independence, MO  7302 N. Oak Trafficway Gladstone, MO	<a href="http://Santafeglass.net">Santafeglass.net</a>	816-254-5512 <i>(Independence)</i>  816-454-7402 <i>(Gladstone)</i>
	Precision Glass Services		15815 W. 110th Street Pleasant Valley, MO 64068	<a href="http://Kcprecisionglass.com">Kcprecisionglass.com</a>	816-781-0087
<b>Ceramic Tile</b>	Fixtures & Finishes, LLC		137 N. Stewart Road Liberty, MO 64068		816-781-7491
	Floor & Décor		7601 E. Frontage Road Overland Park, KS 66204	<a href="http://Flooranddecor.com">Flooranddecor.com</a>	913-953-3200
	Emser Tile		10550 Lackman Road Lenexa, KS 66219	<a href="http://Msisurfaces.com">Msisurfaces.com</a>	913-953-3200
	The Tile Shop		6400 Niemen Road Shawnee, KS 66203 OR 300 SW Blue Parkway, STE B Lee's Summit, MO 64063	<a href="http://Thetileshop.com">Thetileshop.com</a>	913-631-8453 <i>(Shawnee)</i>  816-607-5574 <i>(Lee's Summit)</i>
	Home Depot		8598 N. Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	<a href="http://Lowe.com">Lowe.com</a>	816-407-2140
<b>Plumbing Fixtures &amp; Supplies</b>	Neenan Company	Ren	660 Haines, Liberty, MO 64068	<a href="http://Neenanco.com">Neenanco.com</a>	816-781-6194
	Home Depot		8598 Church Road Kansas City, MO 64157	<a href="http://Homedepot.com">Homedepot.com</a>	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	<a href="http://Lowe.com">Lowe.com</a>	816-407-2140