

Since 1981

40 Years of Service



## GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Ric's Cell 816-668-6806 Email [Ric@gerckenconstruction.com](mailto:Ric@gerckenconstruction.com)



October 3, 2022

Please see the details as follows:

### **SCOPE OF WORK: Remodel The following:**

1. **SECURITY AREA** as you enter the building we will include furnish and Installing New LVT Flooring, Two-Tier Cabinets facing the entry door, Countertops & Wall Cabinet, Outlets per Code, Relocate the door to Break Room, Wall up Existing Door. Supply and Install new Custom Scanner Cabinet.
2. **BREAK ROOM** to include including supplying and Installing New LVT Flooring, New Cabinets on South Wall including Sink, additional outlets and Space for 3 Upper Mounted Microwaves and 3 Microwaves below those to sit above the Countertop; new Cabinets and Tops on SE Corner of Break Room to include Sink, Water Supply and Drain, Water Line to Coffee Bar next to new Sink and additional outlets; Countertops will have predrilled round holes for trash; New Curved Booth where Ice Machine currently sits; Install Six Round 48" Tabletops and Bases; Install 5 Booths and Booth Tables. Install approx.. 21' Countertop on North Wall with 8 counter height outlets to include USB Ports for Phone Charging; New Center Island to run north and south for seating; Furnish 20 Tall Round Top Table Chairs. Run wiring to 2-3 new TV's if needed.
3. **MEN'S BATHROOM** remodel to include Installing New LVT Flooring, 3 Stools, 3 new Urinals, new Stainless-Steel Partitions, new Wall Mounted ADA Compliant

Initials:

**Sink Top with 2 Bowls and Faucets, 2 Mirrors, Tile Sink area to the ceiling. New Wall Mounted Lighting.**

- 4. WOMEN'S BATHROOM remodel to include Installing New LVT Flooring, 5 Stools, New Stainless-Steel Partitions, Wall Mounted ADA Compliant Sink top with 2 Bowls and Faucets, 2 Mirrors, 2 Faucets, Tile Sink area to the ceiling. New Wall Mounted Lighting.**
- 5. HALLWAY OUTSIDE BATHROOMS remodel we will Install New: LVT Flooring, Drinking Fountain with Water Bottle Fill Station (customer will supply both), Computer Desk.**
- 6. NEW VENDING AREA we will remove West door and replace with Case Opening, Build new Wall approx. 28' long with Electrical outlets in it for Vending Machines. Move Ice Machine into area next to door and install Water Supply and Drain if needed; new LVT Flooring. We will install 2 outlets on North Wall for refrigerator(s).**
- 7. Demo Hallway Carpet outside Bathrooms and replace by Installing LVT Flooring during weekend.**

## **Preliminary Requirements**

**Design by Others-** If a design is to be used for your project, please provide it to us for Final estimation and construction purposes.

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

## **Project Access**

**Access:** -GCS's Unrestricted Access working hours are 8am to 4 pm (Monday through Friday)

## **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.

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

Initials:

**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.

## **Demolition**

**Demolition Scope of Work: Demo: Remove Cabinets in Break Room; Men's Bathroom Metal Stalls, Mirrors, Sinks, Stools and Urinals; Women's Bathroom Metal Stalls, Mirrors, Sinks, Stools; Countertops and Cabinets in Security Area. Open up wall with case opening to Vending Room. Move door from Security Area to Break Room to the north.**

### **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

### **Cabinet & Tops Demolition**

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

**Kitchen & Bath Countertop Removal-** Remove the existing counter tops

**Cabinet Removal-** Detach and remove the existing cabinets

### **Plumbing Demolition**

**Drain Line Disconnect for both Bathrooms and the Kitchen-** 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.

### **Bath Demolition**

#### **Bathroom Surface Mounted Fixture & Hardware Removal**

**Sink Light(s)-** Remove and discard

**Mirror(s)-** Remove and discard

**Hand Dryer-** Remove the existing hand dryers

**2 Soap Dispensers -** Remove and reset

**8 Toilet Paper Racks-** Remove the toilet paper holders

**Toilet Stall Partition Removal-** Detach and dismount the existing toilet stall partitions. Haul from premises (per each toilet or urinal)

**4 Bathroom Sink Faucets-** Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

**Wall Mounted Sink-** Detach the existing sink faucet and drain. Remove the wall mounted sink and mounting brackets

**Stools:** Disconnect, detach, and remove the stools

Initials:

**Vinyl Baseboard-**Remove the existing baseboard.

## **Bathroom Surfaces Removal**

**Sink Wall Tile-** Remove the existing tile and backing board to expose the framed wall.

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

**Grid Ceiling Frame & Panels-** Customer will replace. Not part of our scope of work.

## **Flooring Removal**

**Vinyl or Glue Down Flooring-** Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

## **Framing**

**Vending Area Wall :** Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

## **Remodeling Structural Modifications**

**Wall Removal for Case Opening doorway from Break Room to Vending Area and move doorway from Security Area to Break Room:** 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.

## **Bathroom Framing**

**Grab Bar, Towel Bar, Accessory and Holder Blocking, (Already Exposed Framing):** When the fixture location is determined ahead of time and if the wall framing cavities are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s), or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

## **Exterior Doors**

None- Exterior Doors have not been proposed

## **Windows**

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

## **HVAC**

**HVAC work has not been proposed**

**Microwave Venting-** Microwaves will be self-venting.

## **Plumbing-Rough in**

**None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.**

## **Ground Rough**

Initials:

**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.

## **Fixture Relocation**

**Sink Drain Relocation-** Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

**1 Kitchen Sink Drains & Vents-** Provide drain, vent, and water line for 1 Kitchen Sink

**New Kitchen Sink Fixture Water Piping:** Connect to the existing piping and extend to the new fixture locations. Stub through wall or floor for rough-in and cap off. If specific location of the water supply stub is required, please identify this need while the piping is being placed.

## **Electrical Rough-in**

**Electrical Scope of Work-** Add 2 Outlets to Vending Area North Wall and 7 outlets on South (New) Wall. Add outlets to Break Room area above Lower Cabinets for Microwaves, and 2 outlets on Break Room East Wall for Slush Machine and Coffee Maker to plug into. Add outlets to Security Area for Scanner Cabinet and if needed per code.

**Note- Standard Devices-**Electrical devices such as switches, outlets, cover plates and related components are standard grade, white. Special components such as paddle switches, décor outlets, décor switches, colored devices other than white are available upgrades, not included in the standard proposal.

## **Lighting Electrical**

**LED Troffer Lights** - Customer will purchase and install all Troffer Lights and ceiling panels to replace current Fluorescent Lights

### **Switches- Switching**

**2 - S1- A single throw switch for Vending Area-**to control lighting or switched outlet from one location

### **110v Power Receptacles**

**Up to 16 - 110V Receptacles in Kitchen and Outlets in Security Area-** Install as per Code Standard dual outlet three prong, 15a rated electrical outlet

## **Bathroom Electrical Items**

**6-8 - Sink Light Fixture** - Install Light Fixtures in current electrical box . Connect to the adjoining 110v power supply

## **Low Voltage & Cabling Wire**

**CATV- RG6 Cable Television** - Home Run, wire ran between Fuse Box and 2-3 target locations

**Safety- Smoke, Alarm, Cameras, Carbon Monoxide Electrical Components, etc.**  
**- Are excluded**

**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**

Initials:

**Scope:** The drywall is proposed to build new wall in Conference Room approximately 28' long and approximately 10" south of north wall for moving Vending Machines to new Vending Area.

**Ceiling Tile Replacement-** To be done by customer

**5/8" Fire Rated Sheetrock-** Hang 5/8" fire code sheetrock.

### **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-** Ceiling or wall texture has not been proposed

## **Cabinets, Vanity's & Break Room Fixtures and Finishings**

**Cabinet and Countertop Installation-** To be set by Manufacturer that you purchase for the Break Room, Men's & Women's Restrooms, Security Entrance, and the Computer Cabinet in the hallway outside the Restrooms. as per plan. The cabinets and related trim to be paid by you and provided by and delivered by the cabinet supplier to the job site.

**Booths, Tables, Chairs for Break Room -** Install 20 Tall Chairs, 5 Booths & Tables, Corner Booth & Table, 8 48" Round Tables.

### **Sink Top(s)**

**Sink Tops that you buy for Men's & Women's Bathroom, Kitchen Sink, Coffee bar Sink (if applicable)-** Set by Manufacturer. To include side and back splash blocks (if included) **Note:** This applies to premanufactured tops including sink bowl(s). If top modification, fabrication, assembly and or sink setting and attachment are required, an additional charge will apply.

**Counter Tops -** to be provided and Installed by Manufacturer

### **Doors & Trim**

**Vending Room Door Casing-** Install standard casing to the door opening

**Baseboard Supply New-** Provide Vinyl Cove Base as needed.

## **Ceramic Wall Tile**

**Tile Kitchen Backsplash-** Install Backing Board and Tile 18" above Kitchen Cabinets

**Bathroom Sink Wall Tile to the Ceiling:** (approx. 280 sf) We will provide the labor and equipment to install your tile products to the designated shower wall area up to the Ceiling and down to the floor. 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.

### **Flooring**

Initials:



**Laminate Interlocking Flooring & Pad-** We will provide the labor and fasteners to cut, fit and fasten into position the LVT 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

**4 Bathroom Sink Faucets:** Provide the labor and plumbing fittings to install 4 sink faucets and pop-up drains

**Toilet Installation:** Provide the labor to remove Stools. Refurbish and reset existing water closet and flush valves. 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.

**3 Urinal Installation-** Install surface mounted wall-hung urinal to previously plumbed water and drain piping. Hang the urinal on the wall, fasten into place, set the flush valve, and connect to water supply, install trap, and connect to the drain stub.

**Bathroom Sinks Installation:** Provide drop in, Stainless Steel, Single or Double Bowl Sinks. 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.

**2 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.

## Finish Electrical- Fixture and Device Mounting-

Installation labor  
Assumes that Vending equipment will be corded and plugged

**Wall Mounted Bathroom Lighting –** Replace with 4' Lights. Customer can upgrade and pay the difference.

**Receptacles-** Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

**Switches-** Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

**8 - 110v Receptacle with USB ports on Break Room North Wall**

## Hardware Installation

**Grab Bar(s)-** Surface mount the proposed grab bar(s) at the determined locations. Note, if the location is identified and the wall finish has been removed to expose the famed wall, we will install blocking to accommodate the grab bar anchoring.

**Toilet Stall Partitions-** Provide the labor to install manufactured partitions and hardware to the proposed toilet and or urinals.

Initials:

## Mirror(s)

**Mirror-** Furnish and Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

## Job Clean Up & Disposal

**On Site Dumpster-** Utilize existing Staples Dumpsters. Supplement as needed with up to (2) 20-40 yard 8-ton max per two weeks max set time.

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

**ESTIMATED TOTAL CONTRACTOR'S FOR PROJECT AS LISTED ABOVE:**

**CONTRACTOR: \$197,448.00 - \$271,492.00**

**FIXTURES & FINISHES: \$18,284.00 - \$25,140.00**

**\*Note: This is an unconfirmed Scope of Work. It does not include Fees for Architect or Engineer or any changes that they require if a Permit is required by the City of Kansas City, the cost, related fees would be the responsibility of the Owner. Additional time for processing will be required.**

**Project Commencement-** We typically run 6-8 weeks for new project startups. The typical duration of this type of project is approx. 8 weeks. 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 **Security Entrance, Break Room, Vending Area, Hallway outside Restrooms, Men's Restroom, Women's Restroom Remodeling project.**

SINCERELY

*Ric Lutz*

**RIC LUTZ  
Sales Manager  
816-668-6806**

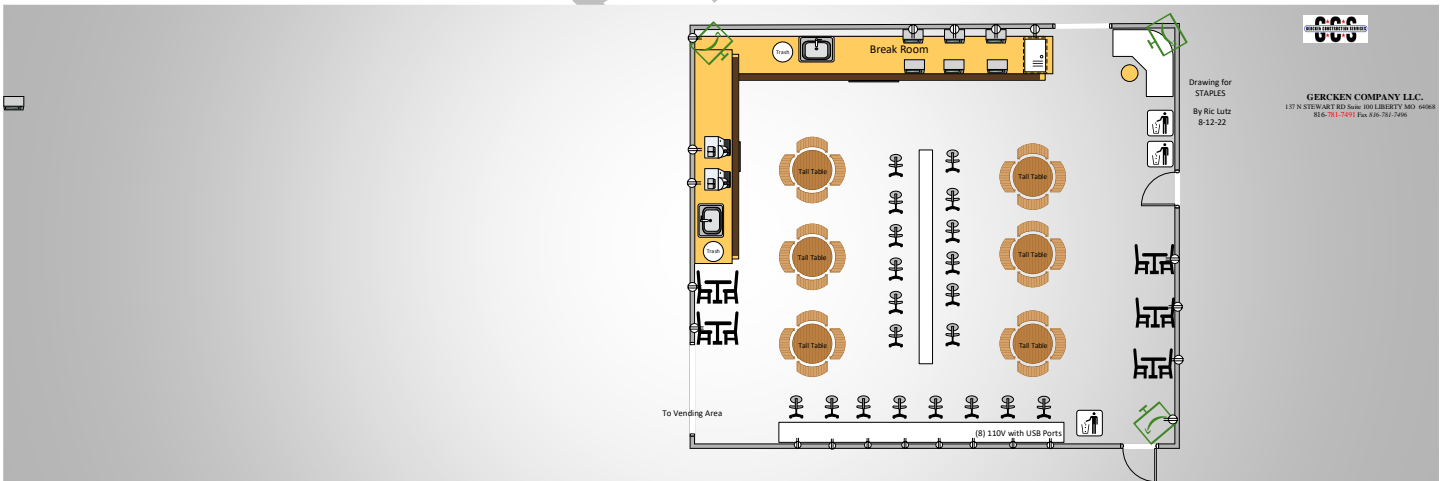
**GERCKEN CONSTRUCTION SERVICES LLC.**

A dba of GERCKEN COMPANY LLC.

Initials:



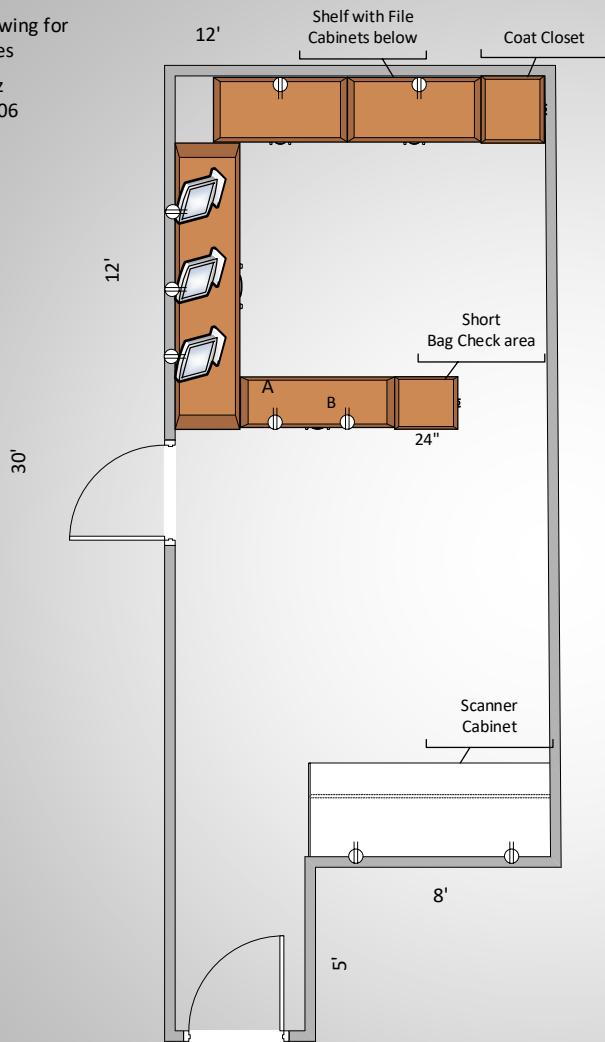
PROPOSAL



Initials:

Revised Drawing for  
Staples

By Ric Lutz  
816-668-6806  
8-12-22



**GERCKEN COMPANY LLC.**  
137 N STEWART RD Suite 100 LIBERTY MO 64068  
816-781-7491 Fax 816-781-7496

Conceptual Drawing - Not to scale. Review and  
verify prior to construction.

FINAL

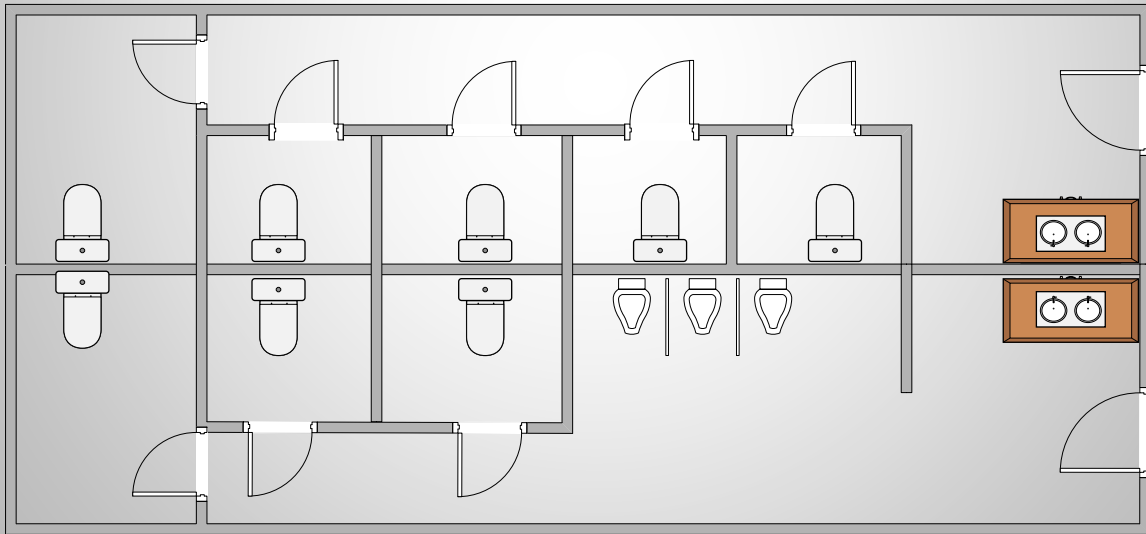
Initials:

Men's & Women's  
Bathrooms



**GERCKEN COMPANY LLC.**  
137 N STEWART RD Suite 100 LIBERTY MO 64068  
816-781-7491 Fax 816-781-7496

Drawing for  
STAPLES  
By Ric Lutz  
8-12-22



Conceptual Drawing – Not  
to scale. Review and verify  
prior to construction.

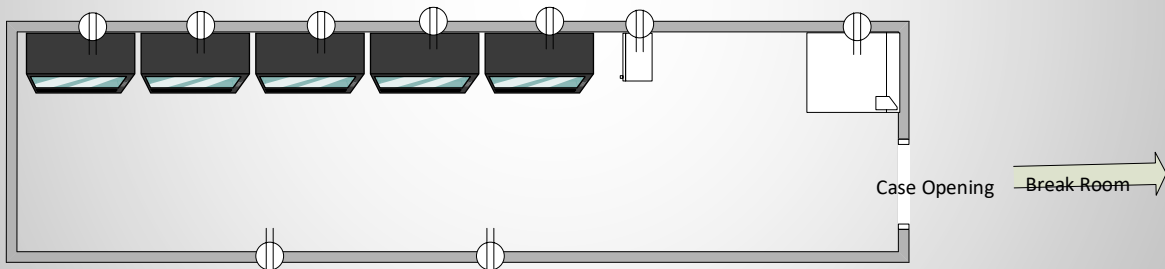
Initials:

Drawing for  
STAPLES  
By Ric Lutz  
8-12-22

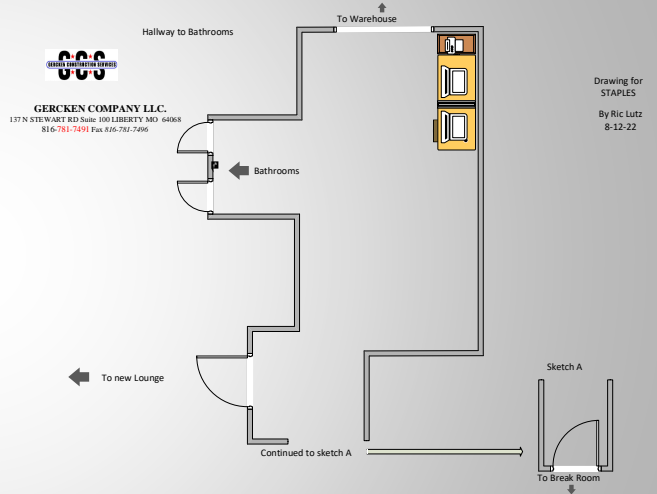
Vending Machine Area



**GERCKEN COMPANY LLC.**  
137 N STEWART RD Suite 100 LIBERTY MO 64068  
816-781-7491 Fax 816-781-7496



Conceptual Drawing – Not  
to scale. Review and verify  
prior to construction.



Initials:

FINAL PROPOSAL

Initials: