



GERCKEN COMPANY LLC.

137 N STEWART RD Suite 100 LIBERTY MO 64068

816-781-7491 Fax 816-781-7496

Richard's Cell 816-918-1168 Email Richard@gerckenconstruction.com

Thursday, February 23, 2023

RE: 2 Bathroom Remodels

Downstairs bathrooms need remodeled to ADA. Doors will need widened and the walls are cinder block.

Thank you for inquiring about the **Handicap & Family Bathroom** 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- Handicap & Family Bathrooms

Scope: To modify the existing two bathrooms per the proposed plan. Create one Handicap accessible bathroom and modify the existing men's bathroom to be a Family Bathroom. To include minor modifications of the block entry walls, providing a new entry door, relocating an existing entry door new hardware for the Handicap entry door, removal of stool, urinal, toilet stall partitions, cap unused drain and water lines. Provide and install 2) new wall mounted sinks, 2) handicap usable faucets, pipe cushion covers, new LVT or vinyl flooring in both bathrooms, grab bars and ready for prep and paint by others. GCS to provide the sink, faucet and LVT flooring. Painting by others once project is completed.

Preliminary Requirements

Architectural Design: GCS, through a third party, provide architectural services to create a floor plan and where applicable, exterior elevations for your project, per our Design Agreement provided separately. A survey or plot plan may be required and if so, provided by you or available optionally.

Environmental Requirements

Lead Safe Testing- If your home was built in 1977 or prior, we are required to test the work area for lead-based paint. A test for each component is required, such as the trim paint, ceiling paint, wall paint or other surfaces that may contain lead. The fee for testing is based upon the number of test conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

Project Access

Lock Box Entry: GCS will provide a lockbox and place it on a door that you designate.

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 vary, 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

Remove the following

Bath Demolition

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

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

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

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

Stool: Disconnect, detach and remove the stool- **Discard the extra stool**

Millwork-Doors & Trim Removal

Door(s)- Remove the proposed door(s)

Structural Demolition

Wall Removal- Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Entry Door- Remove the existing entry door to expose the rough opening

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.

Masonry Block Walls

Scope- Modify the block wall layout per the proposed drawing. Set block on the existing concrete floor and stack to above the ceiling line. Set block and align mortar joints with the existing remaining block. But new walls to the existing block. Removing and or interlacing the lap joints has not been proposed.

HVAC

HVAC work has not been proposed

Plumbing-Rough in

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

Top Rough Plumbing

Cap-Off- the existing drain and water lines serving the former fixture(s).

Electrical Rough-in

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

Scope of Electrical Work- Relocate the affected light switches(s) affected by the block wall removal. Remaining room lighting, sink outlet(s) (if any) to remain intact. Use the existing electrical circuit for relocation of light switch.

Lighting Electrical

Switches- Switching

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

110v Power Receptacles

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

Ventilation Electrical

None Proposed- Installation or modification of the Exhaust system has not been proposed

Insulation

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

Drywall

Ceiling- Fill & Finish apply joint compound to fill and finish the ceiling ready for primer and touch up. Alternately if the ceiling is drop in grid ceiling, then modify the ceiling where the wall was removed.

Cabinets & Vanity's

None- Cabinet work has not been proposed

Sink Top(s)

None- New sink tops or modification of the existing has not been proposed.

Millwork- Doors & Trim

Doors- Provide the following:

3-0 Door Unit

Relocate the Existing Door- Remove as possible the existing door, jamb and casing. Reinstall in the proposed location. Note: door may show distress from disruption. If the door or components require replacement, the cost will be added to this proposal.

Ceramic Tile Work

None Proposed- Ceramic tile installation, preparation or modification has not been proposed.

Flooring

Vinyl- Cut fit and secure into position the one-piece vinyl flooring material.

LVT Flooring- Alternate to Vinyl 1-pc, install LVT flooring

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. If the project is stopped for work to be done by others, a remobilization fee will be charged.

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install _ sink faucet and pop-up drain

Wall Mounted Sink- Install the mounting bracket and set the wall mounted sink. Attach support legs if applicable.

Toilet Installation: Provide the labor to reset 2)of the three original toilets

Finish Electrical- Fixture and Device Mounting- Installation labor

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

Hardware Installation

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

Grab Bar(s)- Surface mount the proposed grab bar(s) at the determined locations. Note, if the location are 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- None proposed. Leave the existing partition in place in the new Family Restroom _____

Mirror(s)

None- Mirror installation has not been proposed _____

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

On site Dumpster- Utilize the existing trash dumpster as available to dispose of all or a portion of the debris from this project.

ESTIMATED TOTAL CONTRACTOR’S WORK FOR PROJECT LISTED

ABOVE:

\$24,332.00 - \$33568.00

Project Commencement- We typically run 4-6 weeks for new project startups. We will work with you for specific scheduling needs.

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Handicap & Family Bathroom** project.

SINCERELY



RICHARD H. GERCKEN
Managing Member.
GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.

Scope of Work- Paint Option

Scope: Paint the walls, ceilings and doors with one color of interior latex eggshell paint. Your choice of available color.

Painting

Painting Scope of Work- To paint the interior of the two affected bathrooms, the exterior/hallway side of the new block walls. Does not include the remaining hallway walls, ceiling or high wall of stairway.

Interior Painting

Wallboard Primer: Prime the new drywall with latex primer and touch up any drywall blemishes that are detected at that time. Note: Further spackling or touch up to be done by paint crew)

Painting Preparation

Masking: Mask off the millwork in preparation for wall painting.

Wall Masking: Mask off the walls and floor for painting work

Wall Prep for Paint: Spot repair the cracks and blemishes in the existing wall.

Ceiling Painting

Ceiling: Paint the ceiling with interior latex flat white paint.

Door Painting/Finishing

Door Painting: Paint the designated interior door(s) with interior latex paint

Trim Painting/Finishing

None- Trim painting has not been proposed

Door Jamb or Cased Opening Painting- Paint the door jamb or cased opening with interior latex paint.

Wall Painting

Wall Painting- Paint to cover the walls indicated with interior latex paint. You provide the color name and number.

Job Clean Up & Disposal

On site Dumpster- Utilize the existing trash dumpster as available to dispose of all or a portion of the debris from this project.

Total Contractors Work for Add Painting Bathroom Project as Listed Above \$ 3693.33

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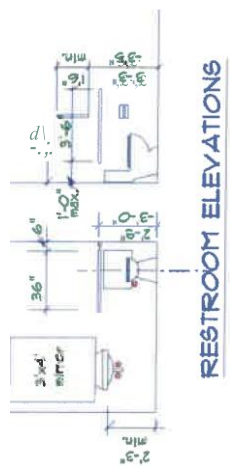
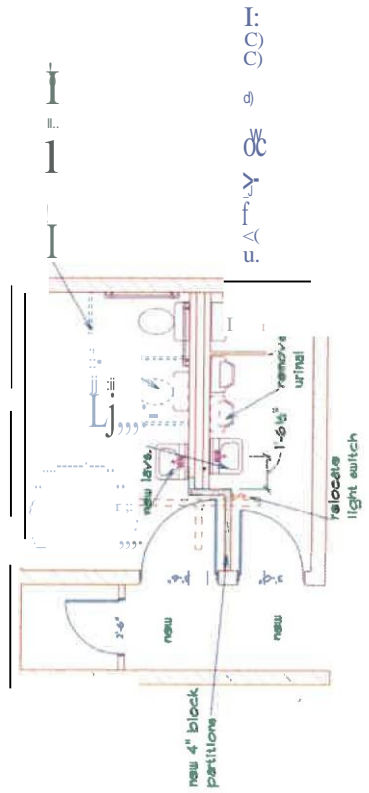
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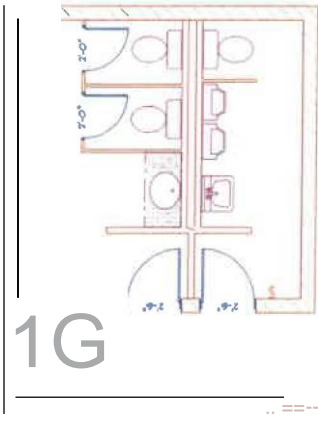
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HDCP ACCESSIBLE RESTROOM



RESTROOM ELEVATIONS

- NOTE:
1. Remove fixtures noted and cap all waste & supply lines.
 2. Remove existing entry doors into existing restrooms. Provide openings for new doors. Install new doors with ADA approved push/pulls and privacy latches.
 3. Remove existing walls as shown. Construct new walls as shown.
 4. Relocate existing light switch in Family Restroom as shown.
 5. Install new lavatories as shown. Relocate Family lavatory supply & waste lines as required to provide accessibility.
 6. Provide "Family Restroom" and "Accessible" signage, located as required by owner.



EXISTING PLAN

1G

Licensed & Insured



Oba of **GERCKEN COMPANY LLC.**

137 N Stewart Rd, Suite 100 Liberty Mo 64068

816-781-7491 Fax 816-781-7496

WV J-U\A,I,J-V,I,T I I .

1. Workmanship is guaranteed for the period of one year from the date of original performance. Any defects in workmanship prior to the one-year expiration date will be repaired free of charge. Upon termination as of to the nature of the defect will be made by UL. Materials supplied by the Contractor shall carry the manufacturers original warranty. Any product failure shall be handled between the owner, supplier and manufacturer, with the assistance of the Contractor. Labor necessary to correct materials failure is not included in warranty terms and shall be an expense of the recipient
2. Performance. Work shall commence at the owners request and be performed during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday. The Work to be completed shall proceed in the order of GCS standard process. Once work has commenced GCS shall proceed diligently with the work until completion, provided that GCS shall not be liable for any delays or damages as a result of any strike, material shortages, weather, accidents, or other conditions beyond our control. In case of dispute of contract or related terms GCS reserves the right to stop the job without penalty until such dispute is resolved.
3. Additional/Work Changes- Any additional work, additional charges sustained by GCS, including changes made to comply with any architectural standards, codes, or other officials, in order to be in compliance with any laws or regulations, changes in scope of work, by request or arising from unforeseen difficulties, obstructions, or other deviations from the original contract, will necessitate additional charges. Any elective changes or deletions from this contract shall be acknowledged by written agreement between the parties. Additional cost or changes in scope of work arising from unforeseen obstructions or circumstance, acts of nature, or other causes that were not identified prior to the commencement of this contract, will be billed in addition to the amount of this contract. If any additional work, changes requested by the property owner or necessitated by job conditions, without written agreement by the parties, all additional charges, or costs, incurred by GCS will be charged to the property owner per our posted labor & equipment rates, not less than \$55.00 hr. general labor, \$75.00 hr. carpentry, \$93.00 hr. electrical, \$100.00 hr. plumbing per hour plus material and equipment, shall be passed on to the property owner. Deletions from this agreement will be refunded only: to include unused labor and materials. Administration and restock charges will be assessed. All work items listed shall be performed according to our standard practices, and the quality standards in the industry.
4. This Entire Agreement. This agreement contains all of the understanding and agreements made between the parties, no verbal agreements or additional promises exist.
5. Access- shall be granted to the Contractor, or any of his subcontractors or agents, by the owner to the work area at all times needed in order to avoid man hour charges or unnecessary delays. Any additional cost incurred by GCS because of denial of access shall be passed on to the property owner. Continuity of service- if the continuity of the project is interrupted and GCS has to pull out your Project resulting from customers actions or inactions, a minimum of \$250.00 mobilization fee will be charged for each occurrence.
6. Permits/Licenses. GCS shall bill in addition to this for all fees to obtain necessary permits and licenses, in connection with the performance of this contract. Unless noted otherwise. Administrative cost, surveying, engineering, legal, fees or other associated cost, encountered to be paid by the customer.
7. Personal Property. All personal property of the owner, shall be removed from the work area and protected prior to the commencement of this contract unless otherwise noted by the parties. The property owner also insures that all pets, children or other occupants shall not be allowed in the work area until final completion.
8. Cleaning. All trash and debris resulting from the performance of this contract shall be removed upon completion of the contract and the work area shall be swept unless noted otherwise. Other cleaning, such as dusting, scrubbing, mopping, or other cleaning beyond the sweeping of the floor is not included in this agreement
9. Waiver by Property Owner. It is hereby agreed that the property owner hereby waives any and all rights, or benefits to any photographs or video, taken by GCS or its agent, and the property owner hereby consents to the same and agrees to the use of this/her name as a reference for GCS.
10. Insurance. The property owner shall maintain fire, theft, and general liability insurance on all of the materials and work in progress, on the property, pursuant to this contract. In the event any materials or work in progress, is damaged in any manner, the insurance proceeds shall be applied to said damage.
11. Payment. Unless otherwise noted, all payments are to be made as set for herein. This is not a credit sale. Please make checks payable to GCS and available as outlined. A 2% monthly penalty shall be charged on all unpaid balances. Upon request, the final check will be stamped and endorsed with a general lien waiver endorsement. Deposits and payments to be considered earned by GCS at the time of billing and will be forfeited in the event of cancellation of this agreement.
12. Discrepancies and Disputes. Should disputes arise relating to the performance of this contract, the parties agree GCS reserves the right to stop the job until such dispute is resolved without penalty. Should legal or court action be required, GCS shall collect any and all court cost, attorney's fees, professional and collection fees reasonably incurred as a result of the breach of this contract. A fee of \$45.00 per hour service fee will be charged for all admin. Beyond our basic project service.
13. Severance. It is hereby agreed that if any phrase or clause in this contract shall be declared unlawful that the remainder of the contract shall remain in full force and effect, and any such declaration, shall have no effect on the validity of the remaining contract.
14. Environmental Hazards. Inspection of the premises or surrounding work area for the detection of hazardous materials is, no part of this contract. The owner agrees to execute and pay for an such inspections. By authorizing the performance of this contract, the owner furthermore warrants to GCS that the work area is free of such hazards and to indemnify and hold GCS harmless for such inspections, removal, survey, remediation and to pay all fines, fees, and expenses related thereto should hazardous materials be encountered before, during or after completion of said job.

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 R.S.MO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIALS OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE.

NOTICE OF CANCELLATION

DATE (see date above acceptance signatures)

If this agreement was solicited at your residence and you do not want the goods or services, you may cancel, without further obligation, this agreement by mailing a notice to the seller at the address as shown below, within 3 business days following the above date. You shall return the goods to seller in substantially the same condition when you obtained them. Seller will then cancel all contract and negotiable instruments executed by you and return any property given by you to seller within 10 days from the date of transaction. If seller does not pick up the purchased goods within 20 days from date of your cancellation, you may retain or dispose of the goods without any further obligation. The notice must be mailed to GCS, 137 N Stewart Rd, Suite 100 Liberty, MO 64068.