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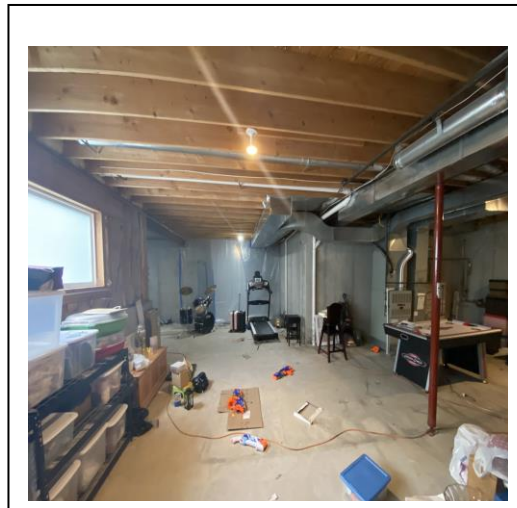


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Nov. 3, 2022

Thank you for inquiring about the Basement Remodel and Room Addition 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- To finish your Basement including Frame In and Sheetrock for the Main Living Room, Workout Room, Utility Closet and Wet Bar/Sauna/Bathroom areas. We will run Plumbing for new Bathroom & Wet Bar. We will install doors on the unfinished Utility Area, the Sauna, Bathroom & Storage Closet. Our work includes the framing of the unfinished walls & ceiling soffits in the aforementioned rooms. We will run electrical as per code including flush mount LED Ceiling Lights. We will Insulate the ceiling areas. We will tie into the existing HVAC. We will install the Laminate Flooring and Base trim. Sauna finish includes Electrical, Cedar Walls & Door. Does not include Sauna Heating Unit.

Preliminary Requirements

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

Permits & Licenses

Building Permits

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

Demolition Scope of Work: Sawcut concrete for Footing for relocated Steel Support Column and for plumbing if needed.

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.

Framing

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

Interior 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.

Ceiling Framing

Soffits & Fur Downs- Fabricate soffit to enclose steel beams, heat ducts, piping, wiring or other obstructions to accommodate the drywall finished surface.

Structural Beam(s)

Move Column: Provide steel column set on 2' x 2' x 8" load bearing surface that we sawcut and install to support vertical loading.

Bathroom Framing

Shower Enclosure: Fabricate wood frame wall enclosure to accommodate the proposed shower.

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

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.

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

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

Exhaust Vent- Install New- Install an exhaust duct between the proposed vent fan and the exterior. Note: Typically requires attic access or framed cavities to be exposed.

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.

Under Slab Ground Rough 3/4 Bath- Open the concrete floor and install drains to accommodate a sink and stool and shower. Connect to existing piping. Stub up through the concrete floor for top rough plumbing.

Concrete Repair/Patching: Prep cut out area, place concrete and finish smooth to surrounding floor.

Drain & Venting

Drains & Vents 3/4 Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

Wet Bar Beverage Sink- Provide drain, vent and water lines for beverage sink.

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect to the existing drain.

Manufactured Shower Base- Provide 1) white fiberglass shower base, 30" x 48", install the drain strainer assembly and connect to the existing drain piping.

3-4 Pc Fiberglass Shower: Install fiberglass 3-4 piece shower unit. Note: These units provides the function and appearance of a one-piece unit, but is designed for renovation access restrictions.

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

Sink Water Supply for Wet bar

Shower Faucet: Mount the valve assembly, shower head adapter and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Electrical Rough-in

Electrical Scope of Work- Wire Basement with LED Flush Mounted Ceiling Lights & Switches, Wall Outlets, Ventilation Fan, Smoke Detector, Carbon Monoxide Detector and new Circuits as required by Code.

Lighting Electrical

Can Light 75w- Install a standard 75 watt rated recessed can light- rough-in only, no trim or bulbs

Switches- Switching

S3- A Three-way switch to control lighting or outlet from two locations

110v Power Receptacles

110V Receptacle- Standard dual outlet three prong, 15a rated electrical outlet

110V GFI- 15a standard ground fault protected, dual outlet three prong, 15a rated electrical outlet

Bathroom Electrical Items

Sink Light Fixture Mounting Box- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

Thermostat Wiring for Furnace- Run 4-wire cable between the proposed thermostat location and the furnace.

Fan & Light- Exhaust fan and light combination, includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

Safety- Smoke & Carbon Monoxide Electrical Components

SMOKE DETECTOR- Surface mounted, 110v intercombed smoke detector with battery back up and wiring to the adjoining area detectors

Carbon Monoxide Detector- Surface mounted, 110v intercombed Carbon Monoxide Detector with battery back up and wiring to the adjoining area detectors

Electric Panel Circuits

15 A Circuit- 14-2 Romex wire and 15a circuit ran to the 1st electrical box on the circuit, typically called a home run

20 A Circuit- 12-2 Romex wire and 20a circuit ran to the 1st electrical box on the circuit, typically called a home run

GFCI Circuits- 110f GFCI 15 a circuit including GFCI rated BR type breaker

Use Existing Service Panel Breaker Space - Install the proposed breakers into available spaces in the existing electrical service panel. Note - if additional space for breakers is required, a supplemental panel may be installed via a supplement to this proposal.

Drywall

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

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated area

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.

Sanding: Sand the exposed wall and ceiling smooth ready to primer and touch up.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure pre assembled floor mounted vanity. Installation includes cutting holes for the water supply and drain piping. Depending on the configuration of the vanity, cabinet modification or relocation of the piping may be required. If so, additional labor and cost may be required.

Wet Bar Cabinet Installation- We will provide the on-site labor and fasteners to install the cabinets as per plan. The cabinets and related trim to be provided by and delivered by the cabinet supplier to the job site.

Sink Top(s)

Set Sink Top and Wet Bar Top- Set and secure a sink top to the vanity and Wet Bar. 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.

Millwork- Doors & Trim

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite or other paintable materials

Door Installation Labor Items

7 Split Jamb Door Installations- Install the split jamb door unit into an existing and compatibly sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

Doors- Provide the following:

4-0 Bifold Door Unit

Door Casing- Install standard casing to the door opening

Window Casing- Install standard casing to the window

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

Base shoe Supply New - Provide standard base shoe to the hard surface flooring areas.

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

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

Sink & Wet Bar Faucets: Provide the labor and plumbing fittings to install a Bathroom & Wet Bar sink faucet and pop-up drain

Vanity: Install a ready fit Vanity & Wet Bar and fasten in place. Cut holes for piping when encountered.

Shower Faucet Trim Installation- Install the shower trim, including the handle, escutcheons and shower head.

Toilet Installation: 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.

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.

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

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

14 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.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

GFCI Receptacle-

Sauna Steam Heater Unit - Connect the electrical for the steamer unit to the power supply

Hardware Installation

Towel Bars- Mount towel bar(s) where indicated. Standard mounting height is approx. 48" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts into the drywall.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts into the drywall. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

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

Shower Enclosure's & Doors

Shower Door Provide and Install- Provide a glass shower door installed in the prepared opening. The details of the shower door are as follows.

Mirror(s)

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

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 BASEMENT & DECK
REMODEL PROJECT AS LISTED ABOVE:**

\$72,000 - \$99,000

SCOPE OF WORK: Remove 17' x 25' Wood Deck and build 12' x 15' Covered Deck With Concrete Pad underneath.

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. 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 **Master Bath Remodel** project.

SINCERELY



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GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.