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40 Years of Service



GERCKEN COMPANY LLC.

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Scope of Work- Remove 17' x 25' Wood Deck on back of house. Build a 12' x 15' Covered Screened in Deck that walks out at the same height as the current Back Door. Install Electrical Lights, Switch and Outlets.

Design & Blueprints

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.

Machine Access- will be required to the work area. Owner grants permission to drive trucks and equipment to access the work area. GCS will extend caution but will not be liable for damages that may arise to the yard, drive, or walks.

Fence Removal- Remove a section of the existing fence and or gate to allow for vehicle and equipment access. Salvage the components and re-install upon completion. If new components or materials are required due to breakage or antiquation we will provide them and charge you for the replacement materials if any.

Permits & Licenses

Permit(s) by GCS- We will apply for 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.

Landscaping: Please remove any landscaping in the work area that you desire to salvage prior to commencement.

Sprinklers and Underground utilities: Please identify underground obstructions prior to project start up. Sprinkler repairs if encountered is not part of this proposal and deferred to others for repair and are not part of this proposal.

Mo-1-Call- We will notify Mo-1-Call and have your utilities located. If it is determined that utilities require relocation, repairs and relocation will need to be added to this proposal.

Hauling

Hauling Soils- Haul the excess soils from the premise

Piers

Footing Pier 24" x 36" deep- Excavate the pier location and haul solid from pier area. Place reinforcement rod and concrete in pier.

Forms Removal and Backfill

Unforeseen Obstacles- Care and caution will be provided during the proposed work, however if repair of sprinkler, utilities, lawn restoration, landscaping, or other work not listed in this proposal is requested, required, or arises, GCS will provide a cost/quote to repair or provide any such items/work if encountered as a supplement to this proposal.

Framing

Floor Framing

Floor: Frame the floor using 2x dimensional lumber and 3/4" floor sheeting. Place upon vertical support. Anchor the rim joist using rated lag bolts.

Wall Framing

Ceiling Framing

Flat Ceilings: Install 2x ceiling joist spaced 16" o.c...

Roof Framing

Mono-slope Roof- Fabricate a low pitch roof extending from the proposed attachment point of the existing house. Place 2x dimensional lumber sized per the plan details.

Structural Beam(s)

Lam Beam- Install laminate beam per the plan specifications.

Exterior Doors

Patio Screen Door- Provide a wood screen door and framed opening with jamb

Roofing

Snow & Ice Shield- Place snow and ice shield at valley & edges.

Low Slope Roofing

Granular Rolled Roofing- Install 90lb 36" wide granular rolled roofing which has a four-inch overlap. Secure and seal.

Moisture Barrier/Synthetic Roofing Underlayment Paper- Install moisture barrier on top of the roof decking

Electrical

Electrical Scope of Work- Light, Outlet, Switch, Porch Light, Outside GFI & Light, Switch.

Switches- Switching

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

110v Power Receptacles

EXTERIOR GFI- Standard 15a 110v ground fault protected outlet with in-use weather resistant cover.

Electric Panel Circuits

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

Drywall

Scope: The drywall is proposed **to be installed on ceiling only.**

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the tub or Tub/shower walls. Tape and finish any exposed seams.

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- Texture to the ceiling or walls has not been proposed

Millwork/Trim:

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

Handrail- Wall Mounted- Install round railing with metal mounting brackets.

Finish Electrical- Fixture and Device Mounting

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

GFCI Receptacle-

110v Receptacle

Hardware Installation

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

Guttering & Downspouts

New Gutter- Install standard 5" seamless aluminum. Guttering as proposed.

Downspout Standard 2x3- Provide and install standard 2x3 downspouts at run off locations

Windows, HVAC, Plumbing, Insulation, Cabinets, Flooring, Painting

None have not been proposed

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable.

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

Included are Options 1 & 2:

OPTION 1:

BUILD CONCRETE PAD UNDER 12' x 15' COVERED SCREENED IN DECK:

Patio- Set up patio for concrete placement. Finish with broom finish.

Sub Grade Preparation

Compaction: Using a plate compactor, compact the sub grade to increase density.

Reinforcement Rod

Reinforcement Rod: Place 1/2" steel reinforcement rod on a 30" grid pattern. Drill into the adjoining concrete and dowel the rebar.

Concrete Form Work

Concrete Forms: Set up forms to accommodate the proposed layout. (Please verify your satisfaction with the layout prior to concrete placement).

Concrete Placement

Concrete Placement: Place 4" concrete using a 4000lb mix.

Concrete Finishing

Broom Finish: Finish the concrete with a broom finish and trim edges with finish edge tool.

Control Joints

Control Joints: Saw cut control joints to accommodate one joint at center the length of the drive and three across the drive. Saw joints are approx. 1" in depth.

Backfill: Upon completion of the concrete work, remove the forms and hand backfill the edges of the driveway.

Note: The concrete requires a minimum of 7days without vehicular traffic to harden. Light vehicular loads for a min. of thirty days required. Do not use salts for ice melting as it can damage the finish. Wash road salts off the concrete regularly during the winter months. For best life span, apply a waterproofing compound such as Thompsons Water Seal in the fall prior to winter.

Buggy Concrete rather than truck to site

Seed & Straw: Groom the affected soil and apply Seed and Straw to disturbed yard areas.

OPTION 2:

INSTALL STEPS OFF OF DECK WITH SCREEN DOOR:

TOTAL ESTIMATED CONTRACTOR'S WORK FOR SCREENED-IN PORCH PROJECT INCLUDING OPTIONS 1 & 2 AS LISTED ABOVE:

\$44,000.00 - \$60,500.00