



GERCKEN COMPANY LLC.

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Saturday, January 20, 2024

RE: Master Suite Addition-

Thank you for inquiring about the Master Suite 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.

Scope of Work- Master Suite

Scope: To build a Master Suite Addition to the south end of the existing home. Modify the existing office by creating a corridor leading to the new addition. See details below

Preliminary Requirements

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.

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles and personnel. Caution will be extended, however damages to the existing lawn, landscaping, drives or walks could possibly occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

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.

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.

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.

Demolition

Demolition Scope of Work: Remove landscaping

Structural Demolition

Roofing-Remove the finished roofing materials to expose the decking

Roof Framing- Remove the existing roof decking and rafters in the affected area

Soffits & Overhang- Cut the existing overhang and remove the soffit and fascia materials

Ceiling-Joist & Framing- Remove the existing ceiling joist

Exterior Siding/Finish- Remove the exterior siding/finish to expose the framed structure

Windows- Detach and remove the existing window from the existing office, (attachment point)

Deck- Dismantle the existing master deck and railings and load for hauling

Excavation

Haul Equipment & Move-in - Haul the designated equipment and move out at completion the equipment proposed for the project.

Obstructions- If underground or other obstruction are found such as rock, shale, underground sprinkler systems, shallow buried wiring, footings, piers, large roots, or other obstructions are encountered, we will notify you and provide a quote for the additional cost involved. We will extend caution but not be liable for the disruption of these or other obstructions encountered. Plants, trees or roots may be damaged and die after the work is completed. The cost of removal of plants and trees should be listed in this proposal specifically if removal has been proposed.

Trenching

Sewer Excavation- Excavate up to 8 feet in depth to expose the underground sewer piping.

Excavation: Scrape the topsoil from the target excavation area and pile on premises.

Excavate the Sod & Vegetation at the proposed project site to remove the vegetation and attached soil. Place the excavated soil at owners desired machine accessible location on premises.

Machine Work for Gravel- Provide machine work to place the gravel at site.

Hauling

Hauling: Haul the concrete rubble from the premises.

Dumpster- Provide a job site dumpster to haul debris from premise.

Excess Soils- Place excess soils on premise along with the existing soil dredged from the lake, to be spread by others

Foundation

Footings

Foundation Concrete- The footings are typically 3000 psi mixture, and the walls are concrete fly ash wall mixture.

Frost Footings- 12"W X 36" deep 2) #4 rods on back side of foundation, approx. 22 ft total
16" X 8" SPREAD FOOTINGS

Reinforcement Rod: Fabricate reinforcement rod for the footings by providing 2) #4 rod horizontally, tied by vertical rods at approx. 2' on center.

Piers

Pier Pad- 16" x 16" x 8" pier pad for post support

Walls

Concrete Foundation walls- Set up forms to pour 6 ft. tall x 8" (7 1/2") thick foundation wall. Set forms on prepared footings. Walls to be 6' height.

Concrete Wall Reinforcement Rod: Insert vertical #4 rod rods into the footings at 24" o.c... and horizontally establishing a 24" o.c... grid pattern. Bend rods around the corners. Leave electrical bonding rod if requested.

Foundation Accessories

Foundation Bolts- 1/2" J-Bolts placed at 6' o.c... and within 1' of corners approximately. Layout may vary to accommodate the doors and framing members.

Foundation Access Door- Fabricate a wood framed access door approx. 36" wide by up to 36" in height. Other sizes may be available. Mount in 2x8 treated wood jamb, provide strap hinges and pad lock hasp.

Foundation Crawlway Vents- 8 X 16 vents with screen.

Water & Moisture Treatment

Foundation Wall Waterproofing: Apply asphalt type waterproofing to the exposed foundation wall and wall/footing joints.

Drain Tubing: Install 4" perforated drain tube along the exposed footing, bed in gravel and or rubble salvaged from demolition. Extend the tube to daylight or if below grade to a sump pit.

Backfill the tube with rubble and gravel from excavation.

Crawlway Grading & Gravel

Gravel/Sub grade in Crawlway: Prepare sub grade by grading and place 6 mil poly and gravel to accommodate 4" cover

Framing

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

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

Interior Wall 8' Standard Plates: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... Standard wall plates, with openings for doors and or windows per the proposed layout.

Exterior Wall: Frame 2x4x8' exterior wall and apply moisture barrier and exterior sheeting. Fabricate openings for exterior windows and doors.

Framed Openings: Fabricate openings to accommodate **exterior doors** and **windows** creating a load bearing header sized to accommodate up to a **4' or less opening**

Exterior Wall Sub-Sheeting

OSB Waferboard- Install 7/16" O.S.B. sheeting and fasten to framed wall studs.

Moisture Barrier- Install moisture barrier paper sheeting over the OSB substrate.

Exterior Siding

Woodsman Type Vertical Siding- Install 1/2" Woodsman 8" o.c... grooved pre-primed siding attached to the framed wall studs, on the south and back sides. (Front to have stucco to match)

None- Exterior siding has not been proposed. Only the trim around the windows

Ceiling Framing

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

Roof Framing

Rafters: Install 2x rafters per plan specifications. Refer to the IBC span table for rafter sizing.

Soffits & Overhang- Fabricate an overhang as shown on plan. Install wood fascia and finish sheeting for soffit.

Roof Tie-in - Tie proposed roof into the existing as follows

Hip Roof- Fabricate a hip roof, tie into the existing roof structure.

Valley: New valley will be established at the roof tie-in

Remodeling Structural Modifications

Wall Removal

Exterior Wall Framed Openings: Fabricate openings to accommodate exterior doors or windows creating a load bearing header. Cut the existing siding and install compatible trim. Further siding finishing may be required and if not proposed we will identify the required additional work.

Structural Beam(s)

Steel Beam: Install steel beam as sized and located per the project plan and specifications.

Bathroom Framing

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

Towel Bar, Accessory and Holder Blocking, Open Walls: When the fixture location is determined ahead of time and if the walls 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.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

Exterior Doors

Provide the following doors-

Patio Door- Install 1) Jeld-Wen or equiv. white vinyl sliding glass door into framed opening. Note: Door valuation is \$814.00 if you choose to omit this door and provide another one) The plan shows a 6-8 x 8-0 door unit, however, we have proposed a 6-8 x 6-0 unit for cost benefit. If you choose to have the 8-0 wide door unit, we will credit the amount shown and charge for whatever door you select and bill for the cost of the door.

Windows

- 1) **Standard Single Hung**- 2-0 x 4-0 Standard single hung, White vinyl frame and sash with thermal glass and screen.
- 1) **Picture Window**: 4-0 x 4-0 White vinyl frame with fixed, non-operable privacy glazing.
- 2) 3-0 x 6-0 Fixed pane, white vinyl thermal low-e glass, primary construction type for the front of the addition.
- 2) 2-6 x 6-0 Casement window- White vinyl construction, thermal low-e glass, primary construction type
- 1) 2-8 x 1-6 Thermal pane fixed glass white vinyl primary construction type window, placed at the upper portion of the wall below the required header.

Roofing

Tear-off - Remove 1 layer of composition shingles and load for hauling.

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

Metal Roof Edge- Install style D metal edging. Typically, dark brown for darker shingles including Weather Wood colored shingles and white roof edge for lighter color shingles.

Shingles

Laminate Shingles- 25yr laminate shingles similar to your existing. Please provide us the manufacture name and color for purchasing purposes.

Valley

Metal Valley - Place pre-formed metal W-valley metal and lay shingles.

Roof Vents- R-750 turtle type vents as total of 10) proposed.

Plumbing Vent Boots- Provide metal pipe flashings at each plumbing vent

Snow & Ice Shield- Place snow and ice shield at eave locations.

Soffit & Fascia

Fascia (Behind Gutter)- Fabricate and install metal coil stock to the fascia board behind the existing guttering. Slide the metal behind the gutter and up to the gutter fasteners. (Alternately, we may provide wood paint grade soffit and fascia)

Soffit: Install vinyl soffit panels to the underside of the existing overhang. Color to be the same as the selected metal coil stock as available in standard factory color. Provide approx. 1/3 vented panels

Soffit Vents: Cut into the existing soffit plywood, concealed openings to accommodate the convection air flow in conjunction with the vented soffit panels.

Exterior Wall Plaster Finish- Apply metal lath, beads, expansion control (where applicable), base and finish coats of elastomeric plaster. Match similar to the existing plaster on the front wall only.

HVAC

Duct Work

Supply & Return Ducts: None proposed.

Supply Vents- Attach to the existing main trunk line and install vent to the designated area

Return Air- Install a return air vent and connect to the existing return.

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

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

Dryer Vent: Provide dryer vent extended through the exterior wall and provide damper. (Less dryer connection)

A/C Compressor Unit- Provide and install A/C compressor unit. Per size and specifications provided by our HVAC contractor

Furnace Unit- Install a gas fired furnace compatible with the A/C system. Provide new thermostat

Gas Fireplace- To be provided by others. We provide the framed chase, electrical and gas supply

Plumbing

Utilities

Sewer Tie-in- We will stub the 3" main drain outside of the new addition and extend 4" sch 40 piping to an existing sewer main leading to septic tank, within 50 ft and up to 8ft in depth and tie in.

Water Service- Install 3/4" Pex interior water service piping between the existing water service feeding the nearest adjacent building and tie in. 3/4" Pex piping, ball valve and connection , stub into the new building at the proposed location.

Ground Rough

None- Ground rough, under slab plumbing has not been proposed- use existing if applicable

Top Rough Plumbing

Drain & Venting

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

Shower

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner in preparation for a new cast-in-place shower base and attach to the existing drain line.

Concrete Shower Base: We will form and pour a cast-in-place concrete shower base which will have an approximate 4" access curb and finished smooth ready for ceramic tile.

Tub Fixture

Free Standing Tub- Install the waste and overflow to the free-standing tub unit and set into position. Connect the trap and drain. Set the tub and shell into position and secure.

Water Supply Piping and Fixtures

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

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.

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

Tub Faucet: Mount the valve assembly and tub spout and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and tub spout.

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Rain Can Shower Head- Install piping and rain can thread adapter in designated location.

Laundry Area

Washing Machine Recessed Laundry Box- Set and connect a recessed laundry box. Connect water and drain lines to the existing.

Washing Machine Floor Pan: Provide a flood pan to set in the proposed washing machine location. Install drain line for flood relief and route to an existing floor drain for an indirect waste or connect to drain and provide trap.

Hose Bib- Install frost free hose bib at the proposed location.

Gas Lines and Gas Connections

Furnace- Extend from the existing gas supply to the new furnace location. Provide gas shut-off, disconnection union and connection to the gas valve of the furnace.

Water Heaters

Elect 50-gal Water Heater- Provide and install 1) 50-gal elect water heater

Electrical

Electrical Scope of Work- See the attached spreadsheet for electrical devices and details

Top Rough Electrical

Temporary Lighting- Provide temporary light bases and bulbs attached to the existing lighting electrical.

Ceiling Fan Box- Install electrical box rated for the mounting of a ceiling fan

Light box- Install electrical box rated to accommodate a surface mounted light fixture

LED Disc Light- Nextwave or equiv. 15w LED fixture

Switches- Switching

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

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

110v Power Receptacles

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

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

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

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

Low Voltage Wiring for A/C Compressor- Low voltage wire between the furnace and A/C compressor location.

Ventilation Electrical

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 backup and wiring to the adjoining area detectors

Smoke Detectors: Building Codes require smoke detectors in the home. If none exist, you may have to provide smoke detectors to pass final inspection. Battery operated detectors may not be approved. If hard wired detectors are required, we can install them at an additional fee.

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

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

Appliance Electrical

220V DRYER CIR- 30a circuit w/ outlet to match your dryer cord. Typically, and per code, a four-prong outlet.

110V Washer Circuit- 110v 15a outlet and circuit

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

A/C Disconnect- Exterior surface mounted power take and disconnect rough-in only. Weatherproof conduit, A/C unit wiring, and low voltage wire not included

Furnace Electrical- Gas Furnace- 1) 110v 15a and single throw switch connected to the power source and the furnace. Low Voltage lines by others.

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

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

Electrical Service & Panels

100 Electrical Panel- 1) 24 CIRCUIT- 100a rated electrical panel connected to the service entrance wire, rated for standard BR type snap in breakers. New Installation includes the primary and secondary grounding. Replacement panels use the existing grounding and may require new ground wires, rods and water service clamps. Up to 24' of 2-2-2-4 Al SE wire.

Circuit Breakers: Provide new circuit breakers for the existing circuits, to include 220v, 110v standard circuits and 1) Arc Fault circuit breaker. Additional and optional breakers/circuits may be required.

Primary Ground: We will provide 1) metal ground rod, wire and clamp as required to comply with NEC grounding requirements if none exist (up to 20ft)

Secondary Ground: If none exist, we will provide wire and clamp to run the secondary ground connected to the primary water service pipe. (Up to 50 ft.)

Insulation

Rim Joist Insulation- Install fiberglass bat insulation to the exposed rim joist

Floor Cantilever Insulation- Install Fiberglass bat insulation to the floor cantilever (overhang) area.

Walls: Provide and install R-13 fiberglass bat insulation to the exposed cavities of the exterior sidewalls.

Attic Insulation

R-50 Insulation blown over the living areas.

Drywall

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated rooms.

1/2" Plain- Hang 1/2" plain sheetrock to the

Window wrapped Opening(s)- Install sheetrock to the recessed window and finish smooth ready for surface finish, i.e., paint or other finish proposed.

Door wrapped Opening(s)- Install sheetrock to the door opening and finish smooth ready for paint.

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.

Walls & Ceiling Fill & Finish: Apply joint compound to fill and finish the walls and ceiling ready for primer and touch up.

Drywall Texture Finish

Texture: Provide a knock-down texture to the ceiling

Cabinets

None- Cabinet work has not been proposed

Sink Top(s)

Set Sink Top- Set and secure a sink top to the existing vanity. To include side and back splash blocks (if included)

Counter Tops

None- Countertop work has not been proposed.

Millwork

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

Colonist 6-panel- Hollow core paint grade door

Split Jambs for Door

Cased Opening- Install paint grade flat jamb and colonial casing in the designated opening

Doors- Provide the following:

2-6 Door Unit

2-4 Door Unit

3-0 Door Unit

Baseboard Reinstallation- Reinstall the original baseboard to the existing walls.

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

Base Shoe Reinstallation- Reinstall the original base shoe

Closet Shelf & Rod- Fabricate particle board paint grade shelving to the proposed pantry area.

Linen Shelves- Provide 5) linen shelves, 2) 16" deep shelves and 3) 12" shelves made of bull nose particle board shelf material mounted to the wall using 1x2 or equiv wall nailers.

Laundry Shelf & Rod- Fabricate a shelf and rod above the proposed dryer location and a shelf above the washing machine. Constructed of bull nose particle board paint grade shelving material

Decorative Column(s)- Fabricate decorative column at the designated location.

Crown Moldings

Crown Moldings- Reassemble the affected crown molding in the existing office. In the remaining new addition, None, crown molding modification or installation has not been proposed

Stairway Millwork

None- Stairway trim, handrail, or other components have not been proposed

Ceramic Tile Work

Shower Base Tile- Provide the labor to install the mosaic or similar tile compatible with a tapered shower base. Adhere to the concrete. Set a pre-manufactured sill if provided.

Ceramic Wall Tile

Shower Walls

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area up to 80" in height (see option for tiling the wall to the ceiling).

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. We will provide a product list for your shopping convenience.

Tile To the Ceiling- The standard height of tub or shower fixture tiling is approx. 72" above the floor. This option extends the wall tile to the top of the wall (to the ceiling)

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

Single Niche Tile- Install ceramic tile to the back, and interior sides of the niche with selected tile.

Corner Seat Installation- Composite of metal sub frame placement

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Bathroom Wall Tile

None- Wall tile in the main bathroom area outside the wet area (tub or shower) has not been proposed.

Flooring

None Proposed- Flooring work has not been proposed

Ceramic Flooring

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

Backing Board Install New: Install Dura Rock or equiv. Backing board to the existing sub-floor.

Floor Tile: We will provide the labor and equipment to install your tile products to the designated floor area. Please provide the tile, mastic, grout and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents and other special patterns additional.

Ceramic Baseboard: Install ceramic tile in the bathroom area. (Flooring has not been proposed otherwise)

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

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

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

Tub Faucet Trim Installation- Install the Tub trim, including the handle(s), escheons and tub spout.

Toilet: 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.

Finish Electrical- Fixture and Device Mounting

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

LED 4" Round Lighting- Provide and install Nextwave or equiv. surface mounted fixtures to the already existing lighting electrical box.

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

GFCI Receptacle-

110v Receptacle

Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor and power supply. Test the operation of the heated floor.

Appliance Setting

Washer Setting- Set washer in place, connect the original water supply hoses to the existing water supply, and plug in the power cord. Place the washing machine into position.

Dryer Setting- Set the dryer into place, reconnect the original appliance connectors, electrical connection and dryer vent tubing. Place the dryer into position.

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.

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

Guttering & Downspouts

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

Guttering Tie-in- Tie the new guttering to the existing and seal seam.

Downspout Upgrade 3x4- Provide 3x4 downspouts at run off locations.

Job Clean Up & Disposal

On Site Dumpster- 20-40 yard 8-ton max per two weeks max set time.

Clean Up: Remove all construction debris from premise and clean the work area at completion.

Total Contractors Work for Master Suite Addition Project as Listed Above \$ 203666.75

Electrical Items included in the above proposal

Room	Home Office	Main Floor Hallway	Laundry Room	Master Bedroom	Master Closet 1	Master Bathroom	Master Bathroom Toilet Room	Furnace/Utility Room	Unfinished Basement	Deck				Total Ea. Item
Ceiling Fan Box				1										1
Lt box	1	3	1	2	2	4	1	1	2	1				18
Can Type LED	1	3	1	2	2	2		1	2					14
S1	2		1	1		1	1	1	1					8
S3	2	2		4	2	2								12
S4		1												1
110V REC	4	2		9	2		1	1						19
110V GFI- 20a						2			1					3
EXTERIOR GFI										1				1
Thermostat Wiring Furnace								1						1
A/C Compressor Low Voltage								1						1

Fan & Light						1	1							2
SMOKE DETECTOR- Surface mounted, 110v intercomed smoke		1		1				1						3
Carbon Monoxide Detector- Surface mounted, 110v intercomed Carbon Monoxide Detector with battery backup and wiring to the adjoining area detectors				1				1						2
Heated Floor- Power Supply						1								1
220V DRYER CIR- 30a circuit w/ outlet to match your dryer cord.			1											1
110V Washer Circuit- 110v 15a outlet and circuit			1											1
15 A Circuit	1	1	1	1	1	1		1						7
20 A Circuit						1								1
A/C Disconnect								1						1
FURNACE-GAS				1				1						2
Power Co. Discon.								1						1
Underground Electrical Service Feed								1						1
100a Electrical Panel- 1) 24 CIRCUIT								1						1
Circuit Breakers existing circuits								1						1
Primary Ground								1						1
Secondary Ground								1						1
Total Per Ea Room	11	13	6	23	9	15	4	17	6	2				106

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR ADDITION PROJECT
AS LISTED ABOVE:
162,934.00 - \$224,034.00**

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections for the Bathroom 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, or optionally ask that GCS add these to our contract at an additional charge. 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.

Bathroom Fixtures and Finishes Purchasing Guide

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Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Vanity & Top Combo	Premanufactured	Ea.	1	2500.00	2500.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink Faucet(s)			Ea.	2	120.00	240.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Bathtub						
Free Standing Tub				1	1100.00	1100.00
Tub Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	18	3.49	62.82
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	106	2.49	262.94
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	12	2.00	24.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	30	1.50	45.30

	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door. See vendor referral list for available shops.	Ea.	1	800.00	800.00
Grab Bars	Surface Mounted Bar(s)		Ea.	1	49.00	49.00
Flooring						
Heated Floor Ceramic Tile	30" wide mat	110V- If you decide to have a heated floor	Ln Ft	20	28.00	560.00
			Sq Ft	96	2.50	240.00
Mastic		VersaBond 50 lb. Thinset Mortar	25 lb. bag	2	39.99	79.98
Grout		Unsanded	25 lb. bag	2	18.99	37.98
Color Match Caulk		Tubes	2	2	4.99	9.98
Toilet						
Toilet		Per your selection	Ea.	1	129.00	129.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
Hardware						
Cabinet Pulls		Depending on the vanity you purchase	Ea.	1	3.48	3.48
Towel Rings			Ea.	2	20.00	40.00
Locksets for doors		Knob and Pocket types	Ea.	1	24.00	24.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00

Bathroom Fixtures & Finishes estimated before tax \$ 7078.44

Note: You will pay directly to the supplying vendor. These items are not supplied by GCS, handled or marked up. You pay the direct purchase price, which saves you money!

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Master Suite Addition-** project.

SINCERELY

A handwritten signature in cursive script, appearing to read "Richard H. Gercken".

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