



GERCKEN COMPANY LLC.

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Thank you for inquiring about the Basement Remodel 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 entire Basement except for Storage area and Utility Room, including: Workout Room; Theater Room; Living Room with 4 TV's; Pool Table area; Hall & Bar Area; Bathroom; Bedroom. We will run Plumbing for the new Bathroom & Wet Bar. 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 and will run electrical for 4 TV's and the Projector. We will tie into the existing HVAC. We will install the Laminate Flooring and Base trim. We will install doors.

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, so 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

None- Demolition work has not been anticipated or proposed

Framing

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

Interior Walls: 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.

Bathroom Framing

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

Entry Door Opening: Frame the door rough opening sizes. Standard wall height

Media Closet- Frame wall(s) and shelves to accommodate Media Equipment

Linen Closet: Frame the linen closet per the new layout and create the door opening in the bathroom.

Clothes Closet- Frame clothes closet per the proposed plan. To include the framed walls and entry opening.

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.

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

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

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 rough locations.

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

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 provide the function and appearance of a one-piece unit, but is designed for renovation access restrictions.

Water Supply Piping and Fixtures

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

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.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Drains & Vents Wet Bar We will install drain and vent piping to accommodate the new Wet bar

Water Heaters

None- Utilize the existing water heater pipes for supply. New water heating has not been proposed.

Electrical Rough-in

Electrical Scope of Work- Supply and Install: LED Flush Mount Ceiling Lighting; Receptacles; Switches including GFI as per code.

Lighting Electrical

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

LED Disc Light- NeXT wave 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- 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

Switch- For Exhaust Vent Fan-Single pole switch, for exhaust vent fan.

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.

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

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

Insulation

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

Drywall

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

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

Whole Bathroom Drywall Walls Only: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls, sand smooth ready for primer, spackling, prep, and 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.

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.

Cabinet Allowance- We provide a cabinet allowance of \$4,000.00. This allowance is for the design, fabrication, delivery, and installation of all of the prefinished cabinets and cabinet related trim work for your project. If you do not use the full allowance after all charges are established, then you will receive a credit. If the cost exceed this allowance, we will charge the additional amount that your cabinets exceeded the original cabinet allowance.

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 are to be provided by and delivered by the cabinet supplier to the job site.

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) **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

Split Jamb Door Installation- 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 them into position. Painting and hardware proposed separately, if at all.

Bi-fold Door Installation- Install the bi-fold door track to the Utility Area, set the bottom pivots, install the pivot pins into the door slabs, set the slabs and adjust operation. Cut and fit track concealment trim (i.e., base shoe) if proposed.

Doors- Provide the following:

5-0 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 newly proposed.

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

Linen Shelves & Media Closet 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 euiv wall nailers.

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

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 so as not to interfere with the completion of the 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 Faucet: Provide the labor and plumbing fittings to install a Bathroom sink faucet and pop-up drain

Vanity: Install a ready fit vanity 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.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

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 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.

Bar 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

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

15 Receptacles- Install the 110v outlets and covers- Standard white color with 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-

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, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

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

\$78,7860.00 - \$108,295.00

Basement 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.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Combo	Premanufactured	Ea.	1	289.00	289.00
Sink Faucet			Ea.	1	120.00	120.00
Sink Light Fixture			Ea.	1	49.00	49.00
Cabinets						
Bar Cabinets	& Top(s)	\$4,000 Allowance included		1		
Shower						
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
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	800.00	800.00
Flooring						
Laminate Flooring		Interlocking flooring, including transitions, and backing if any.	Sq Ft	2050	4.00	8200.00
Toilet						
Toilet		Per your selection	Ea.	1	189.00	189.00
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						
Locksets for doors		Knob and Pocket types	Ea.	10	24.00	240.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper	Holder		Ea.	1	18.00	18.00
Specialty Items						
Custom Doors			Ea.	2	250.00	500.00

Bathroom Fixtures & Finishes estimated before tax \$ 10202.00

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!

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). See our website for convenient online invoiced payments. 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 4-6 weeks for new project startups.

Thanks again for inviting us to provide this information. We look forward to working on and completing your Basement Remodel project.

SINCERELY

Ric Lutz

RIC LUTZ

Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

FIXTURES & FINISHES VENDOR REFERRALS

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
VANITIES & CABINETS	Carr-Kee, LLC	Shellaine Krohne	1317 East H Highway Liberty, MO 64068	cabinetlady7.com	816-781-4664
	Home Depot Cabinet Dept.		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's Cabinet Department		1920 N. Stewart Rd. Liberty, MO 64068	Lowes.com	816-407-2140
	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	Kansasgranitemart.com	816-219-1417
Tops	Kansas Granite Mart		1223 Macon Street N. Kansas City, MO 64116	Kansasgranitemart.com	816-219-1417
	Tiffany Marble		16 SE 16th Street Lee's Summit, MO 64081	Quarzosurfaces.com	816-524-0023
	Midland Marble & Granite		2001 W. Geospace Dr. Independence, MO 64056	Midlandmarble.com	816-257-2000
Glass Shop	Fountain Glass	David Delafuente	15815 W. 110th Street Lenexa, KS 66219	Fountainglass.com	913-764-6014
	Santa Fe Glass		145 E. Lexington Avenue Independence, MO 7302 N. Oak Trafficway Gladstone, MO	Santafeglass.net	816-254-5512 <i>(Independence)</i> 816-454-7402 <i>(Gladstone)</i>
	Precision Glass Services		15815 W. 110th Street Pleasant Valley, MO 64068	Kcprecisionglass.com	816-781-0087
Ceramic Tile	Fixtures & Finishes, LLC		137 N. Stewart Road Liberty, MO 64068		816-781-7491
	Floor & Décor		7601 E. Frontage Road Overland Park, KS 66204	Flooranddecor.com	913-953-3200
	Emser Tile		10550 Lackman Road Lenexa, KS 66219	Msisurfaces.com	913-953-3200
	The Tile Shop		6400 Niemen Road Shawnee, KS 66203 OR 300 SW Blue Parkway, STE B Lee's Summit, MO 64063	Thetileshop.com	913-631-8453 <i>(Shawnee)</i> 816-607-5574 <i>(Lee's Summit)</i>
	Home Depot		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowes.com	816-407-2140
Plumbing Fixtures & Supplies	Neenan Company	Ren	660 Haines, Liberty, MO 64068	Neenanco.com	816-781-6194
	Home Depot		8598 Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowes.com	816-407-2140

