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RE: Addition

Sunday, September 22,

Thank you for inquiring about the **Addition** project 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. Many items are discussed during project development. Below are the work items proposed. Please review to confirm that this Scope of Work is per your expectations and approved for construction.

Please see the details as follows:

Scope of Work- Addition

Preliminary Requirements

Design & Blueprints

Architectural Design: GCS, through a third party, provides 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 tests 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

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.

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.

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:

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

Structural Demolition

Roofing-Remove the finished roofing materials to expose the decking

Roof Framing- Remove the existing roof decking and rafters

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

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

Passage Door(s)- Remove the designated passage door to expose the framed opening

Excavation

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

Note: Machine access is required for excavation work. The project will require that we bring equipment into your lawn areas. We will re-grade where we traffic to smooth the yard if ruts occur. Further landscaping may be required and available optionally.

Mo-1-Call - Notify Mo-1-call and have the utilities located and marked. We will work around known utilities as possible. If we are restricted from access due to an existing utility, we may change the scope of work and related cost.

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

Structural Footings- Trench frost footings to accommodate the proposed foundation.

General Excavation

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

Finish Grade- Machine grade the proposed yard area smooth using soils on the job site. The hauling in of topsoil or other materials is available optionally.

Hand Grading- Hand grade around the edges of the machine work and obstructions using a come-a-long hand rake.

Hauling

Hauling: Haul the concrete rubble from the premises.

Hauling Soils- Haul the excess soils from the premise

Haul Landscape Debris: Load and haul the landscape debris from premise.

Foundation

Footings

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

16" X 8" SPREAD FOOTINGS

Piers

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

Walls

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

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.

Egress Area Well- Provide a metal area well attached to the foundation in a depth to retain grade.

Foundation Crawlway Vents- 8 X 16 vents with screen.

Water & Moisture Treatment

None: Water and moisture treatment has not been anticipated or proposed.

Concrete Flatwork

None Proposed- Concrete work has not been proposed.

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.

Interior Wall Framing

Door Rough Opening- Fabricate Rough Opening to accommodate interior passage door typically 2" wider than the proposed door size and 82 1/2" height opening

Exterior Wall Framing- Wood Construction

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**

Framed Openings-Double passage door or slider, frame load bearing opening for a single passage door up to 36" width by standard height

Framed Openings- Window, frame a single window opening, frame load bearing opening for a single passage door up to 36" width by standard height

Exterior Siding

Horizontal Siding- Install 12" Horizontal lap pre-primed siding attached to the framed wall studs.

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

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

Structural Beam(s)

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

Column: Provide steel column set on load bearing surface to support vertical loading.

Bathroom Framing

Bathroom Walls- Frame the walls to accommodate the new bathroom plan

Exterior Doors

Install Your Door- We will provide the labor and fasteners to install the compatible exterior door unit that you provide. (Relocate the existing)

Windows

Provide the following windows-4) 3-0 x 5-0 operable windows. Windows are to be vinyl thermal similar to the existing. Primary construction type with nail flange mounting.

Roofing

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

1/2 Lace Valley shingles -by lapping the valley shingles and cutting a straight valley line on the top layer of shingles.

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

Ridge Vent- cut the sheeting and set ridge venting materials.

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

Exterior Masonry

Masonry Work- has not been proposed

HVAC

Duct Work

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.

Bathroom Supply Vent- Utilize the existing supply vent for the bathroom.

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- Remove and replace with compatible compressor unit. Includes evacuating the existing refrigerant, disconnecting the line set and electrical. Install a new ___ ton ___SEER rated exterior set compressor unit per the following specifications.

Line Set- New- Provide a new copper, refrigerant line set between exterior and interior coil units, into exposed and accessible framing cavities.

HVAC Unit- Furnace & Air Conditioner. Supply and install 1) 80,000 btu unit or sized as deemed required by McDaniels Furnace. 95% efficiency.

Plumbing

Plumbing Note: Access to concealed plumbing may be required. Repair and restoration of finished surfaces is not part of the plumbing work proposed. Finishing surfaces disrupted is an additional service. Verify proposal contains the scope of work that you desire to be completed.

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 within 50 ft and up to 12ft in depth and tie in.

Top Rough Plumbing

Drains & Vents 1/2 Bathroom: We will install drain piping and extend vent to existing vent exposed and accessible.

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

Drains & Vents Laundry: We will install drain and vent piping to accommodate the Laundry 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.

Water Supply Piping and Fixtures

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.

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

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

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.

Laundry Sink Drain & Vent- Install 1 1/2" drain waste and vent piping to accommodate the placement of a Laundry Room Sink. Connect to the existing exposed and accessible drain piping available in the immediate area.

Laundry Sink- Provide installation for a free-standing laundry tub or laundry sink. Set the sink unit, attach the p-trap to the existing drain and water supply and faucet to the existing water supply piping.

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- We Provide and install

Elect 50-gal Water Heater- Provide and install 1) 50-gal elect water heater in place of existing. Connect water and elect.

Electrical

Electrical Scope of Work-

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 prong, 15a rated electrical outlet

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

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 intercomed 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 intercomed Carbon Monoxide Detector with battery backup and wiring to the adjoining area detectors

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

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

A/C Disconnect- Exterior surface mounted power takes 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

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.

Insulation

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

Attic Insulation

R-38 Insulation over the garage ceiling and non-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

Tile Backing Board- Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

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

Cabinets

None- Cabinet work has not been proposed

Cabinet Installation- We will provide 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)

Millwork- Interior Doors and Trim

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 doors 7) interior 6-panel paint grade doors.

Double Door- 1) 4-0 Double Door Unit for linen closet

Baseboard Supply New- Provide standard pattern 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.

Shelving Not Proposed- The fabrication, installation or modification of shelving has 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- Has Not been proposed

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

Ceramic Tile Window Wrap- wrap the window opening by installing tile to the recessed area of the window to the proposed tile height. Caulk the joint between the window and tile. Note: requires a water resistant or vinyl window.

Bathroom Wall Tile

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

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.

Ceramic Flooring

None

Painting

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

Finish Plumbing-Master & Hall Bath

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, escutcheons, and shower head.

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.

Laundry Sink- Provide installation for a free-standing laundry tub or laundry sink. Set the sink unit, attach the p-trap to the existing drain and water supply and faucet to the existing water supply piping.

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.

Ceiling Fan Mounting- Install ceiling fan and light mounted to an existing electrical box and connect to existing wiring.

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

**GFCI Receptacle-
110v Receptacle**

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 in position.

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

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

Guttering Removal- Remove the designated guttering and downspouts and discard.

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

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

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

Job Clean Up & Disposal

Trash and Disposal

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

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.

Estimated Total Contractors Work for Addition Project as Listed Above:

\$145,900.00 - \$200,612.00

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected & Provided 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	Vanity & Top Combo	Premanufactured	Ea.	2	839.00	1678.00
Mirror		Surface Mounted	Ea.	3	50.00	150.00
Sink Faucet(s)			Ea.	3	120.00	360.00
Sink Light Fixture(s)			Ea.	3	39.00	117.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	65	3.49	226.85
Shower Faucet	Shower Faucet	Includes the valve body and trim kit. Tub/Shower faucets can be used for shower only	Ea.	2	160.00	320.00
Shower Wall Tile	Ceramic Tile		Sq Ft	210	2.49	522.90
	Mastic	50 lb. bag VersaBond White Thinset mortar tile adhesive for floors and larger wall tile, Reliabond 3.5-gal. Ceramic Tile Adhesive for small & Medium wall tile	Ea.	5	37.50	187.50
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	30	2.00	60.00

	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	48	1.50	72.00
	Niche	Premanufactured 14" wide max to fit in wall cavity.	Ea.	2	60.00	120.00
	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
Flooring						
Ceramic Tile			Sq Ft	61	2.50	153.00
Mastic		50 lb. bag VersaBond White Thinset mortar tile adhesive	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
Transition Strips		if needed	Ea.	1	29.00	29.00
Luxury Vinyl Tile LVT	For bathrooms, hall, and laundry- Update per your preference	Interlocking flooring, including transitions, and backing if any.	Sq Ft	450	2.50	1125.00
Toilet						
Toilet		Per your selection	Ea.	2	129.00	258.00
Toilet Seat			Ea.	2	29.00	58.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	2	79.00	158.00
Bathroom Fixtures & Finishes estimated before tax						\$ 6597.15
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!						