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GERCKEN COMPANY LLC.

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Saturday, March 15, 2025

RE: Room Addition

Wants to add a studio apt above garage. Has already put in new septic for 5 bedrooms. Unsure if able to do it or not. Has had previous problems with Clay County

Thank you for inquiring about the **Garage Conversion** 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- Garage Conversion Project

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.

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.

Lead Remediation- If lead is found at your job site, we will provide a quote for the remediation work required.

Hazards and Toxins- Please indicate if your project has known hazards or toxins to include chemicals, asbestos, lead products,

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.

Lock Box Entry: GCS will provide a lockbox and place it on a door that you designate.

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

Building Permits

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.

Demolition

Note: If any fixtures or items being removed are to be reused, please indicate accordingly. We dispose of the fixtures or when possible, donate to charitable organizations such as Habitat to Humanity or other not for profit organizations.

Concrete Floor- Jack hammer the concrete floor to accommodate access to the drain piping.

Hauling

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

Foundation

None- Foundation modification, repair or construction has not been proposed

Concrete Flatwork

Concrete Floor Patch- Prep the area that was removed, place concrete, steel trowel smooth to the surrounding surface.

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

None- Floor framing or modification has not been proposed

Interior Wall Framing

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

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

Pocket Door Rough Opening & Frame- Create a rough opening in the framed wall, and set a pocket door frame

Exterior Wall Framing- Wood Construction

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

Framed Openings-single passage door, frame 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 window up to 36" width by standard height

Exterior Siding

Woodsman Type Vertical Siding- Install 1/2" Woodsman 8" o.c... grooved pre-primed siding attached to the framed wall studs.

Ceiling Framing

None- Ceiling framing has not been anticipated or proposed. Use the existing ceiling/roof framing without additional ceiling structure.

Roof Framing

None- Roof framing has not been anticipated or proposed or will be provided by others.

Structural Beam(s)

None- Structural beam modifications or placement has not been proposed.

Bathroom Framing

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

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

Exterior Doors

Provide the following doors-

Exterior Passage Door- Provide 1) 3-0 x 6-8 exterior passage door with 1/2 glass, jamb, threshold, weather-stripping and exterior brick mold. Mount in prepared opening

Windows

Provide the following windows-1) 3-0 x 5-0 operable windows. Window is to be white, vinyl construction, standard thermal glass, single hung, Primary construction type with nail flange mounting.

Roofing

None Proposed- Roofing work has not been proposed.

Exterior Masonry

Masonry Work- has not been proposed

HVAC

Bath Fan (no light) Install 1) exhaust fan and tie to the existing vent.

Through the Wall Heat & Cooling Unit- Provide 1) though the wall electric heating and cooling unit described as follows _____.

Plumbing

Ground Rough

Under Slab Ground Rough Full Bath- Open the concrete floor and install drains to accommodate a sink and stool and tub or tub & Shower. Connect to existing piping. Stub up through the concrete floor for top rough plumbing.

Under Slab Ground Rough Kitchen or Bar Sink- Open the concrete floor and install drains to accommodate a kitchen or bar sink. 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.

Top Rough Plumbing

Drain & Venting

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

Kitchen Sink Drain & Vent- Provide drain, vent and water lines for kitchen sink

Tub Fixture

Tub/Shower: Install white fiberglass three-piece tub/ shower unit. Note: This unit provides 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.

Ice Maker Box- Provide and install 1) recessed ice maker box- refrigerator connection listed separately

Tub & 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, shower head, and tub spout.

Gas Lines and Gas Connections

None- Gas piping has not been identified or proposed

Water Heaters

None- attach to the existing hot water piping and extend to the new bath and kitchen.

Electrical

Electrical Scope of Work- To provide overhead lighting, switching for the same, convenience outlets located per min. code, kitchen and bath electrical, exterior door light and outlet.

Top Rough Electrical

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.

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

Appliance Electrical

Refrigerator Outlet- 1) 110v outlet to serve the refrigerator

220V RANGE- 50a circuit and 4-prong outlet

Dishwasher- Provide the labor to install the power cord supplied with your dishwasher. Plumb into the existing outlet under the kitchen sink.

Disposal- none

Microwave- Mount Microwave using provided hardware and mounting plate. Drill power cord access to the existing outlet in the cabinet above.

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

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

Wall Insulation- R-13 Fiberglass bat insulation to the new wood framed walls **built in front of the uninsulated concrete** foundation wall. SF

Ceiling Insulation

R-30 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

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

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

Vanity(s)- Provide the labor to set and secure pre-assembled floor mounted vanity.

Cabinet Allowance- We provide a cabinet allowance of **\$1500.00**. This allowance is for the design, fabrication, delivery and installation of all of the prefinished cabinets and counter tops.

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

Countertop- Laminate tops using particle board substrate and plastic laminate finish materials. Edge to be sq. cut edge banding. Alternately, cut, fit, and apply finished ends to premanufactured post formed counter tops, including the sink cut out.

Millwork

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

Doors- Provide the following:

2-0 Door Unit

2-6 Door Unit

2-0 Pocket Door Unit

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.

Closet Shelf & Rod- Fabricate particle board paint grade shelf & rod for closet

Ceramic Tile Work

None Proposed- Ceramic tile for the walls or floor has not been proposed.

Flooring Installation

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, 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

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escheons, shower head 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.

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.

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets

Disposal Installation: None

Finish Electrical- Fixture and Device Mounting

Light Fixture(s)- Install the surface mounted fixture(s) 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

Appliance Setting- appliances provided by others.

Set dishwasher, range and refrigerator and connect to plumbing and electrical

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.

Cabinet Pulls & Handles- drill and install the cabinet pulls and handles on the cabinet(s).

Mirror-by others

Guttering & Downspouts

None Proposed- We have not proposed guttering or downspout work.

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 ESTIMATED CONTRACTOR'S WORK FOR
GARAGE CONVERSION PROJECT
AS LISTED ABOVE:
\$59,972.00 - \$82,462.00**

Bath & Kitchen Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected and Provided Items**. (Separate from and in addition to the proposed Contractors Work proposal. To accommodate the variety of selections of the Kitchen & 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. 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
Appliances	Refrigerator			1		
	Range					
	Microwave			1		
	Dishwasher			1		
Appliance Connectors	Electrical Cords			1	7.50	7.50
	Water Supply			1	19.50	19.50
	Drain Hoses			1	15.00	15.00
	Ice Maker Connectors			1	15.00	15.00
Sink		Sink of your choosing to include the strainers in a prepared opening		1	250.00	250.00
Sink Faucet			Ea.	1	120.00	120.00
Flooring						
Laminate Flooring			Sq Ft	576	2.00	1152.00
Hardware						
Cabinet Pulls		Depending on the vanity you purchase	Ea.	18	3.48	62.64
Locksets for doors		Knob and Pocket types	Ea.	5	48.00	240.00
Kitchen Estimated Fixtures & Finishes Totals Before Tax					\$	1824.64

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 likely have a solution to get your project started! Just let us know how we can help.

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Garage Conversion** 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.

Vendor Referrals

Product Type	Vendor Name	Contact Person	Address	Web Address	Phone
Cabinets	RJ Custom Cabinets	Rhonda McGinnis	6410 US-69, Pleasant Valley, MO 64068		816-803-5593
	Home Depot Cabinet Dept		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's Cabinet Dept	Fenton	1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	The RTA Store	Elizabeth Copella	2345 Route 52 Suite 1A Hopewell Junction, NY 12533	https://www.thertastore.com/	877-992-2246
	Cliq Studio's	Lia Kohl-612-425-2835		https://www.cliqstudios.com/	888-350-1242
	Highland Cabinetry	Jeovany Espino - Cell. 720.833.8385		https://www.highlandcabinetry.com/	303.576.6677
	Millers Custom Cabinets		1403 N Jesse James Rd, Excelsior Springs, MO 64024	http://www.millerscabinets.com/	(816) 630-2111
Tops	Tiffany Marble		16 SE 16th St, Lee's Summit, MO 64081	http://tiffanymarbleinc.com/	(816) 524-0023
	Midland Marble & Granite		2001 W Geospace Dr, Independence, MO 64056	https://midlandmarble.com/	(816) 257-2000
	Braco Countertops and Cabinets		1228 Burlington St, North Kansas City, MO 64116	https://www.bracostone.com/	(816) 471-5005
Glass Shops	Precision Glass Services		8712, 6601 Royal St # F, Pleasant Valley, MO 64068		(816) 781-0087
	Santa Fe Glass		7302 N Oak Tfwy Suite B Gladstone Mo 64118	https://santafeglass.net/	816-454-7402
	Fountain Glass	David DeLaFuente	15815 W 110th St, Lenexa, KS 66219	https://www.fountainglas.com/	(913) 764-6014
Ceramic Tile	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140
	Many other suppliers around town				
Plumbing Fixtures	Neenan Plumbing Suypplly	Ren	660 Haines Liberty Mo 64068		816-781-6194
	Home Depot		8598 N Church Rd, Kansas City, MO 64157	https://www.homedepot.com/Liberty/MO/Kansas-City/64157/3019	(816) 415-2269
	Lowe's		1920 N Stewart Rd, Liberty, MO 64068	https://www.lowes.com/store/MO-Liberty	(816) 407-2140