

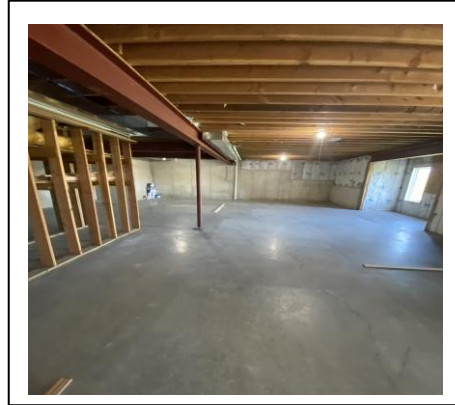


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March 31, 2024

Thank you for inquiring about the Basement Finish 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: FINISH SELECTED AREAS OF THE BASEMENT to include
Installing New: Carpet on the Stairway leading to the Basement; Build Hallway; Build
Bedroom; Build Kitchenette and Bathroom, all with LVT Flooring, which includes
Jackhammering floor to run plumbing; Bathroom to have a 6' x 6' all Tile Walk-In Shower
with new Shower Valve, Showerhead, Bench Seat, Accent Stripe & Shampoo Niche; Stool,
Vanity, Top & Faucet; Mirror, Vent Fan LVT Flooring. We will run Electric outlets and
switches to code in the finished areas. We will Sheetrock Walls and Ceilings to the
aforementioned areas and Install doors: Between Stairway & unfinished area, to the
Bedroom, to the Bathroom and to the Kitchenette. We will wire the Kitchenette to code.

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Permits & Licenses

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, as such, 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.

Demolition Scope of Work: Demo - Jackhammer floor for Bathroom & Kitchenette Plumbing.

Framing

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

New Interior Wall: 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.

Shower Curb- Fabricate the shower curb to accommodate the concrete shower pan.

Entry Door Opening: Relocate or modify the door rough opening size. Standard wall height

Shower Seat: Frame a shower seat per the proposed layout. Prep for tile.

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

Bathroom Entry Door: Move the existing bathroom entry door opening and enlarge it to accommodate a 36" passage door.

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.

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

None- Exterior Doors have not been proposed

Windows - None

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.

Exhaust Vent/Light- 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.

Under Slab Ground Rough 3/4 Bath- Open the concrete floor and install drains to accommodate a sink and stool and shower. 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.

Drain & Venting

Drains & Vents: We will install drain and vent piping to accommodate the full bath. We will connect the 3" drain to the new underground piping.

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect to the existing drain.

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.

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.

Electrical Rough-in

Electrical Scope of Work-Run 110V to Tub Unit. Install 2 separate Boxes and Outlets.

Electrical boxes- Install 2 electrical boxes rated to accommodate outlets

Can Light 75w- Install a standard 75 watt rated recessed can light- rough-in only, no trim or bulbs

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 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

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.

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

Safety- Smoke & Carbon Monoxide Electrical Components

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.

Electric Panel Circuits

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

Review the Existing Wiring- Tie the existing electrical boxes together and secure the wiring. This portion assumes all wiring in place will be usable and that power is fed to the circuits and the breakers are in the panel. If additional electrical is required an additional change will apply.

Scope: The drywall is proposed to put sheetrock on the areas to be finished.

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

Moisture Resistant Sheetrock Upgrade: Provide moisture rated sheetrock to the upper walls above the proposed tile backing board, on shower walls. Tape and finish any exposed seams.

Drywall Finishing

Beads: Apply metal corner bead to the outside corners and secure with screws.

Tape Coat: Provide a tape coat to all sheetrock. This tape coat will provide the required fire rating to rated walls.

Fill & Finish: Apply joint compound to fill and finish the exposed walls and ceilings.

Sanding: Sand the exposed wall and ceiling smooth ready to primer and touch up.

Drywall Texture Finish

None- Wall texture has not been proposed

Vanity- 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.

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 into position. Painting and hardware proposed separately, if at all.

Doors- Provide the following:

3-0 Door Unit

Door Casing- Install standard casing to the door opening

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x 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 shelving to the proposed area.

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

Waterproofing Walls & Base- Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

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 8' 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, up to 8' height (or to the ceiling, if less than 8') **Note: tiling above 8' height and or vaulted ceilings additional**

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- Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fills the corner bench stainless steel frame and finish ready for ceramic tile 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, 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 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. If the project is stopped for work to be done by others, a remobilization fee will be charged.

Sink Faucet: Provide the labor and plumbing fittings to install a 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.

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.

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.

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

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

2 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.

Refrigerator- Connect the ice-maker water supply (if any), plug in the refrigerator, and set it in its original location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

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 Door - To be installed by manufacturer

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 THE BASEMENT FINISH PROJECT
AS DESCRIBED ABOVE:
\$96,772.00 - \$105,570.00 .**

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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Combo	Pre manufactured	Ea.	1	489.00	489.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet			Ea.	1	200.00	200.00
Sink Light Fixture			Ea.	1	59.00	59.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	43	3.49	150.77
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	175	2.49	435.75
Mastic 50 lb bag VersaBond White	Thinset mortar tile adhesive for larger wall tile	Or	Ea.	2	37.50	75.00
	Accent Tile	Usually can get cut the tile into 3-4 sections.	Ln Ft	20	2.00	40.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	20	1.50	30.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
Caulking	Color Match	color select	Ea.	2	5.99	11.98
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop.	Ea.	1	1000.00	1000.00
Flooring						
LVT Flooring			Sq Ft	100	4.29	429.00
Toilet						
Toilet		Per your selection	Ea.	1	199.00	199.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan/Light	110v		Ea.	1	79.00	79.00
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 \$ 3,558.50

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!



Scope of Work- Convert space over the Garage into a MASTER BATHROOM to include Demo: Walls and Shelves in Linen Closet for future Stool Room; Door to replace with Pocket Entry Door; Carpet; Lighting; Wall that runs South to North; Ceiling Fan; Sheetrock as needed.

REPLACE WITH INSTALLING NEW: All Tile Custom Walk-In Shower with 1/2 Wall with Glass on top, Shower Valve, Showerhead, Tile Base & Walls, Accent Stripe, Shampoo Niche; Heated Tile Floor with Digital Controller; Switches and Outlets per code. Build new Stool Room with Vent Fan, Light & Switch. We will also build a Short Wall running South to North for the Workout area on the West side of this room. Install Rubber Flooring that customer provides. Wire for Workout Equipment. We will install Flush Mounter LED Lighting for the entire room and stool room. We will set your Vanity, Top combo and plumb water & drains and wire GFi outlets on each end of the Vanity. We will Install Mirror and Vanity Lights if owner chooses so. Customer will have Skylights installed.

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Permits & Licenses

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, as such, 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.

Demolition

Demolition Scope of Work: Demo: Demo Carpet; Lighting; Wall; Entry Door to be replaced by Pocket Door.

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Millwork-Doors & Trim Removal

Door(s)- Remove the proposed door(s)

Casings- Remove the existing door and window casings and salvage (if applicable) for re-installation.

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation.

Electrical Demolition

Light Fixtures- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

HVAC Demolition

None- Duct work demolition has not been anticipated or proposed.

Structural Demolition

Flooring Removal

Carpet- Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

Framing

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

Interior Wall: 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.

Framed Opening to Stool Room: Fabricate openings to accommodate exterior doors and windows creating a load bearing header sized to accommodate the span.

Ceiling Framing

None Proposed- Ceiling Framing or modifications have not been anticipated or proposed

Remodeling Structural Modifications

Wall Removal: Remove the designated portion of the proposed wall. Define opening size and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available via supplement identifying the additional concealed modification needed.

Pocket Door Frame- Modify the framed wall and install a rolling pocket door frame, rough-in. See millwork for the door slab and finish hardware.

Bathroom Framing

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

Linen Closet: Frame the linen closet per the new layout.

Pocket Door Frame- Modify the framed wall and install a rolling pocket door frame, rough-in. See millwork for the door slab and finish hardware.

Open The Sub Floor for Fixture Relocation: Open the sub floor to route piping for the new fixture location. Restore the affected sub floor by re-securing the existing or installing new sheeting to the existing floor joist.

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), r accessories.

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

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC : We will run new Supply and Return if code deems so.

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

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

Exhaust Vent/Light- 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

None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

Drain & Venting

Drains & Vents: We will install drain and vent piping to accommodate the full bath. We will connect the 3" drain to the existing underground piping.

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect it to the existing drain.

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

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.

Hand Held Shower Assembly- Mount holder bracket and connect a hand held shower sprayer hose to the proposed valve.

Electrical Rough-in

Electrical Scope of Work-Run 110V to Bathroom & Workout Room as per code.

Lighting Electrical

Can Light 75w- Install a standard 75 watt rated recessed can light- rough-in only, no trim or bulbs

Switches- Switching

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

110v Power Receptacles

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

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

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

Exhaust Fan- Includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

Electric Panel Circuits

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

Insulation

Wall- Fill Voids- If wall insulation is disrupted during construction, we will reset the original or if unavailable, obtain and install new insulation to the exposed exterior wall cavity voids.

Scope: The drywall is proposed to put backing board behind Tiffany Shower Walls.

Tile Backing Board- Install 1/2" tile rated Densglass backing board to the tub 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.

Wall Spot Repair- Around Shower or fixture. Patch and repair the drywall adjoining the newly set fixture. Sand smooth ready for finish surface.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Cabinet & Vanity by others- The Cabinet(s), Vanity('s) and related work is to be provided by others. Note- Installation shall be harmonious with GCS Contractors' Work Schedule to prevent interruption of workflow.

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 into position. Painting and hardware proposed separately, if at all.

Pocket Door Slab Installed into New Frame- Install the hanging hardware and attach to the new pocket door frame. Install the decorative jamb trim, casings to both sides of the door, install the guide glides, and latch hardware. Painting proposed separately, if at all.

Doors- Provide the following:

2-6 Door Unit

3-0 Pocket Door Frame

Door Casing- Install standard casing to the door opening

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x 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.

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 euiv wall nailers.

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

Waterproofing Walls & Base- Apply Red Guard or equiv. seam tape and waterproofing compound to joints and wall surfaces of the lower tiled wall areas.

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.

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.

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 concrete type 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 are additional.

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 as not to interfere with the completion of 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. If the project is stopped for work to be done by others, a remobilization fee will be charged.

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install a 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.

Finish Electrical- Fixture and Device Mounting-

Installation labor

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

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.

GFCI Receptacle-

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

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 & Glass- To be installed by manufacturer

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

Dump Bed Trailer- On Site for Trash hauling

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

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR THE NEW MASTER BATHROOM
REMODEL PROJECT AS DESCRIBED ABOVE:
\$33,048.00 - \$45,441.00.**

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 Qtny	Estimated Cost Ea.	Total Cost Est
Sink						
Vanity & Top	Combo	Pre manufactured	Ea.	1	900.00	900.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet(s)			Ea.	1	150.00	150.00
Sink Light Fixture			Ea.	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	29	3.49	100.51
Shower Wall Tile	Ceramic Tile		Sq Ft	130	2.49	323.70
	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.	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	20	2.00	40.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	20	1.50	30.00
	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	269	2.50	672.00
Mastic		50 lb bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	3	39.99	119.97
Grout		Unsanded	25 lb. bag	3	18.99	56.97
Color Match Caulk		Tubes		4	4.99	19.96
Toilet						
Toilet		Per your selection	Ea.	1	199.00	199.00
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.	2	24.00	48.00
Towel Bars			Ea.	1	29.00	29.00
Toilet Paper Holder			Ea.	1	18.00	18.00
Rubber Flooring	8 x 14 approx.	30 @ \$3 ea (24" x 24")	Ea.	30	3.00	90.00
Bathroom Fixtures & Finishes estimated before tax						\$ 3,943.07
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!						

Scope of Work- REMODEL KITCHEN by removing Kitchen Cabinets, Appliances, Cap Off Water Lines; Cap off Electric to Stove. Owner will purchase Kitchen Cabinets that we will Install including running new Gas Line to new Gas Stove; Replace Tile Backsplash, Outlets and Water Connections.

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.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area.

Demolition

Demolition Scope of Work: REMOVE Kitchen Cabinets, Appliances, Cap Off Water Lines; Cap off Electric, including 220V to Stove.

Kitchen Demolition

Fixtures & Appliances: We will remove and cap off any supply lines and drains for the removal of designated sinks and appliances. If your refrigerator is to be relocated, please empty it prior to moving. We will set it at the nearest location on the same level of your home and plug into available outlet.

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Water Shut-Off(s)- Some existing fixture water shut-offs are found to be leaking when the water supply line is disconnected indicating a need for replacement. Replacement shut-offs, installed in place of existing will cost \$39.00 each labor and materials.

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Garbage Disposal- Disconnect the existing garbage disposal from the sink mount, detach the drain assembly and power supply.

Kitchen Sink- Disconnect the existing fasteners of mechanically mounted sink and detach from the countertop. Note: the sink may be also removed with the countertop intact. Sinks fused to the countertop are not removable. Disconnect the existing drain assembly.

Appliance Removal

Appliance On-Site Storage- Remove from the proposed work area and set in the nearest room on the same level of the home. Note: Reinstallation quoted separately.

Refrigerator- Disconnect the ice-maker water supply (if any), unplug the refrigerator, and remove it from its current location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

Dishwasher- Disconnect the existing water supply and drain tube from under the adjoining sink, unplug the power cord and remove the dishwasher from its location.

Elect Range- Disconnect the power cord from the power outlet box and remove the range from the existing location.

Counter Tops: Remove the existing counter tops and discard

Cabinets- Remove the existing cabinets and haul from the premise

Ceramic Tile Backsplash & Attached Wallboard- Remove the backsplash tile and wallboard to expose framed wall.

Framing

None Proposed- Framing, carpentry and structural modifications have not been proposed.

Windows

None- Windows have not been proposed

HVAC

HVAC work has not been proposed

Range Hood that self circulates the air, does not vent to exterior.

Plumbing Rough-in

Electrical

Electrical Scope of Work- Cap off Electrical. Kill the 220V to the Range.

Top Rough Electrical

None Proposed- Electrical rough-in modifications have not been proposed

Electric Panel Circuits

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

Drywall

None Proposed- Drywall hanging, finishing, touch up or modification work has not been identified or proposed.

Cabinets

Cabinet Installation- We will provide the on-site labor and fasteners to install the cabinets as per plan. The cabinets and related trim to be provided by and delivered by the cabinet supplier to the job site.

Counter Tops

Countertop Installation- Set the provided countertops into place and adhere into position. Fabrication, cutting, capping or modification work if any to be additional.

Millwork

None- Door and Trim work has not been proposed

Ceramic Tile Work

Sink and Counter Back Splash- Provide the labor to install tile in the back splash area above the counter and or sink top. The splash area are typically 18" in height by the proposed length of the top.

Flooring

None Proposed- Flooring work has not been proposed

Painting

Painting: None proposed

Finish Plumbing

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 that you provide.

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

Refrigerator Ice Maker Connection-To be set and connected by others

Finish Electrical- Fixture and Device Mounting

None- Electrical fixtures and device installation has not been proposed.

Appliance Setting

Refrigerator-Set Refrigerator and connect ice maker water supply and plug in the electrical cord to an existing outlet.

Dishwasher- Set the dishwasher into its prepared opening, connect the water supply, drain line and electrical. Please provide the water supply, drain and elect. Cord with the dishwasher or if it requires new.

Gas Range- Set the range in place, connect the gas and electric. Please provide the new appliance connector and cords required with your appliance.

Microwave- Install microwave, mount backing plate, drill hole in upper cabinet and plug into existing electrical. Venting of microwave is an optional item.

Hardware Installation

None- Hardware installation has not been proposed.

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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

**TOTAL CONTRACTOR'S WORK FOR THE
NEW KITCHEN REMODEL PROJECT
AS DESCRIBED ABOVE:
\$33,048.00 - \$45,441.00.**

**ESTIMEATED TOTAL CONTRACTOR'S WORK
FOR THE HOME RENOVATION PROJECTS
AS LISTED ABOVE:
\$162,868.00 - \$196,452**

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.

This Proposal is valid for 60 days.

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 Finish 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	Lowe's.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	Santafe-glass.net	816-254-5512 (Independence) 816-454-7402 (Gladstone)
	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 (Shawnee) 816-607-5574 (Lee's Summit)
	Home Depot		8598 N. Church Road Kansas City, MO 64157	Homedepot.com	816-415-2269
	Lowe's		1920 N. Stewart Road Liberty, MO 64068	Lowe's.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	Lowe's.com	816-407-2140