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Basement Remodel

Monday, July 13, 2026

Thank you for inquiring about the **Basement Remodel** work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

PROJECT BREAKDOWN

DEMOLITION AND SURFACE PREPARATION

- Scrape and remove popcorn ceiling texture from the entire ceiling area of approximately 733 square feet.
- Demolish and remove the existing oversized drywall bulkheads/soffits currently covering the metal support beam and ductwork to expose the structures for tight re-boxing.
- Provide floor protection for the concrete slab during the demolition process.
- Collect, haul away, and legally dispose of all debris including popcorn material, old drywall, and framing scraps.

ELECTRICAL LIGHTING AND POWER

- Layout and install six High CRI 40W LED disc lights (customer provided) into the ceiling, spaced for even light distribution across the 733 square foot room.
- Run electrical wiring from the existing circuit to the metal support beam location.
- Install one new electrical outlet (customer provided) on the side of the newly boxed-in support beam.
- Ensure all wiring and box installations comply with local residential building codes for finished basements.
- Install electrical rough-in work associated with widened 36-inch entry door opening

FRAMING AND TRIM CARPENTRY

- Construct new, tight-profile wood framing/soffits around the metal support beam (approximately 22 feet 9 inches in length) and the existing ductwork to minimize headroom loss.
- Install paint grade colonial pine baseboard trim around the entire perimeter of the room, totaling approximately 95 linear feet based on the provided room dimensions.
- Ensure all new framing is plumb and level to accommodate drywall installation.
- Install any necessary wood blocking for the new electrical outlet location on the beam.
- Widen entry door opening from current width to 36 inches, including all framing adjustments and header installation.
- Install trim around door opening.
- Install drywall around widened door opening.

DRYWALL INSTALLATION AND FINISHING

- Install 1/2 inch drywall on all perimeter walls, covering a total wall area of approximately 661 square feet.
- Install drywall on the ceiling (437 square feet) and the newly framed boxes around the beam and ductwork.
- Perform all taping and mudding required to achieve a Level 3 smooth finish on all walls, ceilings, and bulkheads.
- Sand all joints and surfaces to be ready for primer and paint (painting not included).

Window and Door Installation

- Install new egress-rated foundation window measuring 30 inches by 18 inches in exterior wall
- Install pre-hung door unit in widened 36-inch entry door opening.
- Install all necessary trim and caulking around window and door frames.

LVT FLOORING INSTALLATION

- Prep the existing concrete slab by removing any adhesive residue or debris to ensure a flat, clean surface.
- Install standard residential grade Luxury Vinyl Tile (LVT) across the 400 square foot floor area. Flooring allowance to be at \$2.50 per sq ft.
- Install the LVT as a floating floor system or glue-down as per manufacturer specifications.
- Install transition strips at doorways where the LVT meets adjacent flooring materials.

Painting and Finishing

- Paint all walls with mid-grade paint in eggshell or satin sheen.
- Paint baseboard trim to match wall finish or as specified.
- Apply primer and finish coats as needed for Level 4 drywall surfaces.
- Paint around electrical outlet and light fixtures.
- Complete all paint work including touch-ups and final inspection.

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR BASEMENT PROJECT
AS LISTED ABOVE:
\$19,880.00 - \$27,335.00**

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.

Project Commencement- We typically run 3-4 weeks for new project startups.

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

SINCERELY



RICHARD H. GERCKEN
Managing Member.

GERCKEN CONSTRUCTION SERVICES

A dba of GERCKEN COMPANY LLC.