

3 July 2019

Trinity Evangelical Lutheran Church
2000 Chestnut Street Camp Hill, PA

Campbell Associates
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Re: Trinity Evangelical Lutheran Church Renovations – Adult Meeting Space

Charlie:

I am pleased to present this budget for the renovations of approximately 2,6200 square feet of meeting space, as per the modified conceptual plans from Beers Hoffman Architects dated March 14, 2019, at the above location.

Our scope of work is to include:

1. General Requirements
 - a. Field Project Management. We will assign a Field Superintendent, who is responsible for the day-to-day progress of your project.
 - b. Design. We will work with design professionals, reviewing their work for efficiency and constructability.
 - c. Permits and Inspections. We have included an \$2,379.00 allowance for permit costs and the associated municipal inspections. This budget is based upon plans subject to additional review by Camp Hill Borough, as well as site inspections throughout the construction process. While we believe the plans to be comprehensive, we cannot forecast the intentions of the code officials. Please note that should the code officials and inspectors require items outside this scope and plans, those costs are not included in this budget.
 - d. Temporary Services. All temporary electric and water will be at the owner's expense.
 - e. Refuse Disposal. All construction debris will be hauled off site and disposed of in an authorized location.
 - f. Post Construction Documentation. At the completion of the project we will provide the following items as they pertain to your project:
 - i. Punch List/Completion Letter
 - ii. Operations & Maintenance Manuals
 - iii. Product Literature & Shop Drawings
 - iv. Certificate of Occupancy
 - v. Warranty Letters
 - vi. Subcontractor and Supplier List
 - vii. As Built Drawings
2. Existing Conditions
 - a. Demolition. We will perform the following:
 - i. Remove the accordion partition
 - ii. Remove the carpet
 - iii. Remove the suspended ceiling

3. Thermal and Moisture Protection
 - a. Caulking. We will caulk wherever dissimilar materials meet.
4. Finishes
 - a. Drywall and Metal Framing. In the new adult meeting space, the existing masonry walls will receive 7/8" hat channel with 5/8" drywall.
 - b. Suspended Ceilings. We will install new suspended ceiling tile and grid in the new meeting spaces.
 - c. Finish Flooring. We will install carpet and vinyl cove base.
 - d. Painting. The new drywalled walls will receive flat paint, while the door frames receive a semi-gloss finish.
5. Specialties
 - a. Fire Extinguishers. One ten-pound fire extinguishers will be installed.
6. Fire Suppression
 - a. Automatic sprinkler. We will install new sprinkler laterals and heads for the adult meeting space. The laterals will tie into the existing sprinkler mains.
7. Plumbing
 - a. Plumbing Interior. We will disconnect and cap the existing water and sanitary lines from the existing sinks.
8. Electrical
 - a. Electric - Building. We will install new light fixtures in the adult meeting space.
9. Safety & Security
 - a. Fire Alarm. We will extend the existing fire alarm system to accommodate the new adult meeting space.

Notes:

1. We do not warrant concealed or existing conditions.
2. All work to be performed during normal business hours.
3. Final cleaning is not included. The space will be left in broom cleaned condition.
4. In addition to our general liability, automobile, and worker's compensation insurances, we will provide a builder's risk policy specific to this project.
5. When conditions or objects restrain concrete from movement during the drying process cracking will occur. While we make every effort to minimize slab cracking by the use of properly spaced control joints, isolation joints, reinforcing and other recommended procedures per the design and construction industry standards, we cannot guarantee the slab to not have cracks (interior and exterior).
6. Our budget is based on a single mobilization for this project, completing renovations in a continuous fashion.
7. Our budget has been based off of the conceptual plans from Beers Hoffman Architects dated March 14, 2019. Consequently, a considerable amount of assumptions have been made to complete this scope of work. As we progress, additional details of design will be clarified.
8. Please recognize that building material costs fluctuate, and that this budget is based on current costs. While we will make every effort to maintain the integrity of this budget, price increases

will change our projected cost. We commit to keeping you informed of any cost variations that will impact your final project cost.

The following items are not included:

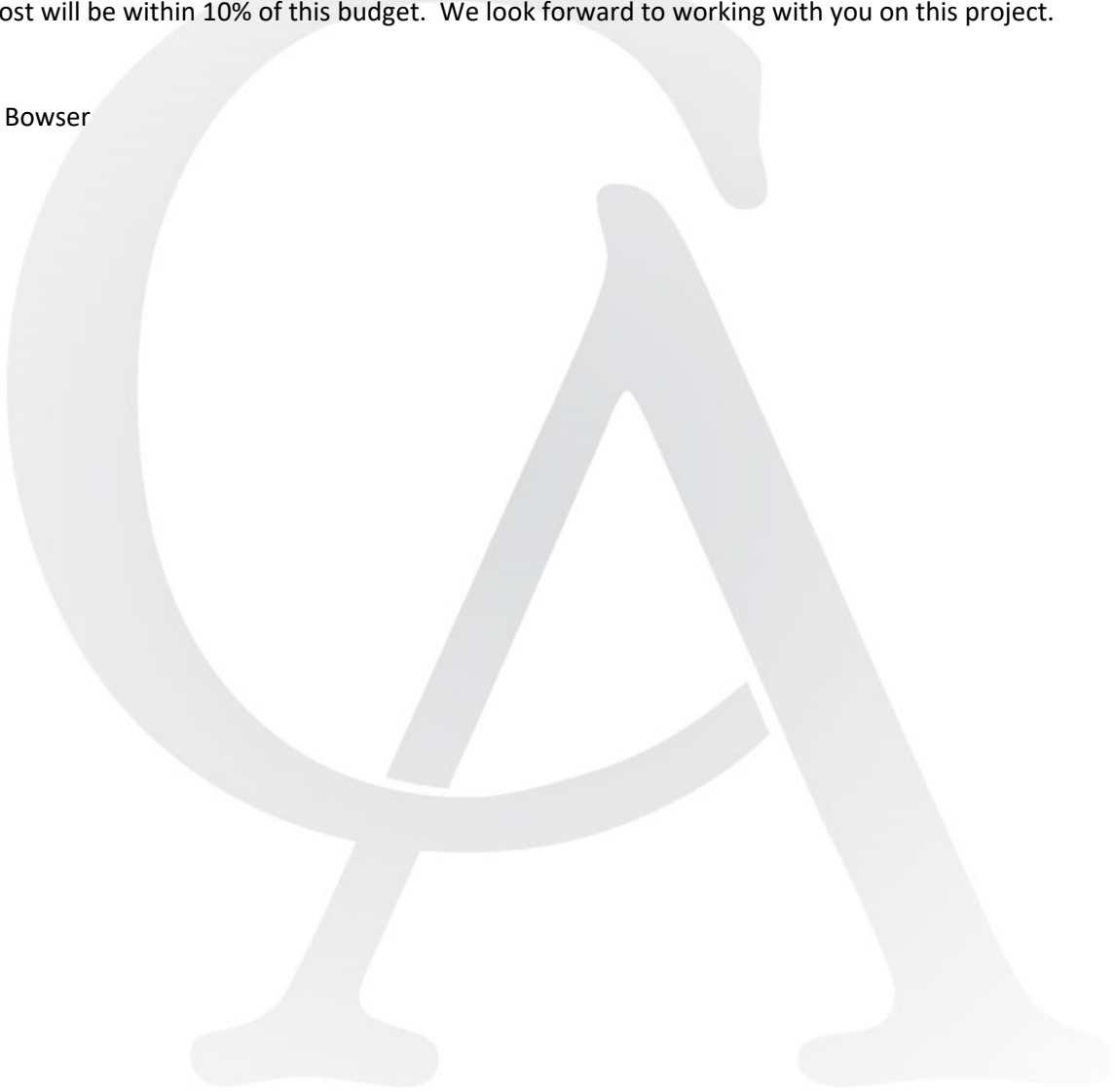
1. Payment or performance bonds
2. Liquidated damages
3. Structural testing
4. Interior decorating
5. Asbestos abatement
6. Concrete
7. Masonry
8. Structural and/or decorative metals
9. Carpentry
10. Wood for framing and/or trim materials
11. Doors, door frames, and/or door hardware
12. Plumbing, electric, heating, cooling, exhausting, and humidity control specific to any equipment, i.e. IT/Telephone closets, Mechanical rooms, Electrical rooms or any other content specific room/Space.
13. Power and associated floor penetrations for office furniture and/or work stations.
14. Rock blasting and/or removal.
15. The cost of utility connection fees and permits such as sanitary sewer, water, electric, CATV, phone, gas or other permits and connection fees.
16. Waterproofing
17. Insulation
18. Dryvit and/or Stucco
19. Roofing
20. Siding
21. Fascia and Soffit
22. Gutters and Downspouts
23. Shaftwall
24. Exterior Doors
25. Overhead Doors
26. Specialty Doors
27. Folding Partitions
28. Windows
29. Ceramic tile
30. Wallcovering
31. Signs
32. Toilet partitions and/or accessories
33. Coat racks and/or shelving
34. Fireplace
35. Appliances
36. Cabinetry and/or countertops
37. Furniture
38. Passenger Elevator
39. Plumbing outside the building footprint
40. Heating and/or cooling
41. HVAC controls

- 42. Electrical outside of the building footprint
- 43. Voice and Data
- 44. Security System
- 45. Earthwork
- 46. Exterior improvements
- 47. Paving

In consideration of this outline and the current drawings, I propose a budget of \$164,839.00 (ONE HUNDRED SIXTY-FOUR THOUSAND, EIGHT HUNDRED THIRTY-NINE DOLLARS).

Thank you for the opportunity to propose the construction renovation. We have created the above budget based upon our recent projects and several conversations with trade contractors specific to this project. Please keep in mind that this is a budget. When final plans are developed, it is our goal that the actual cost will be within 10% of this budget. We look forward to working with you on this project.

Todd B. Bowser



The area shown in green can be renovated for \$164,839.

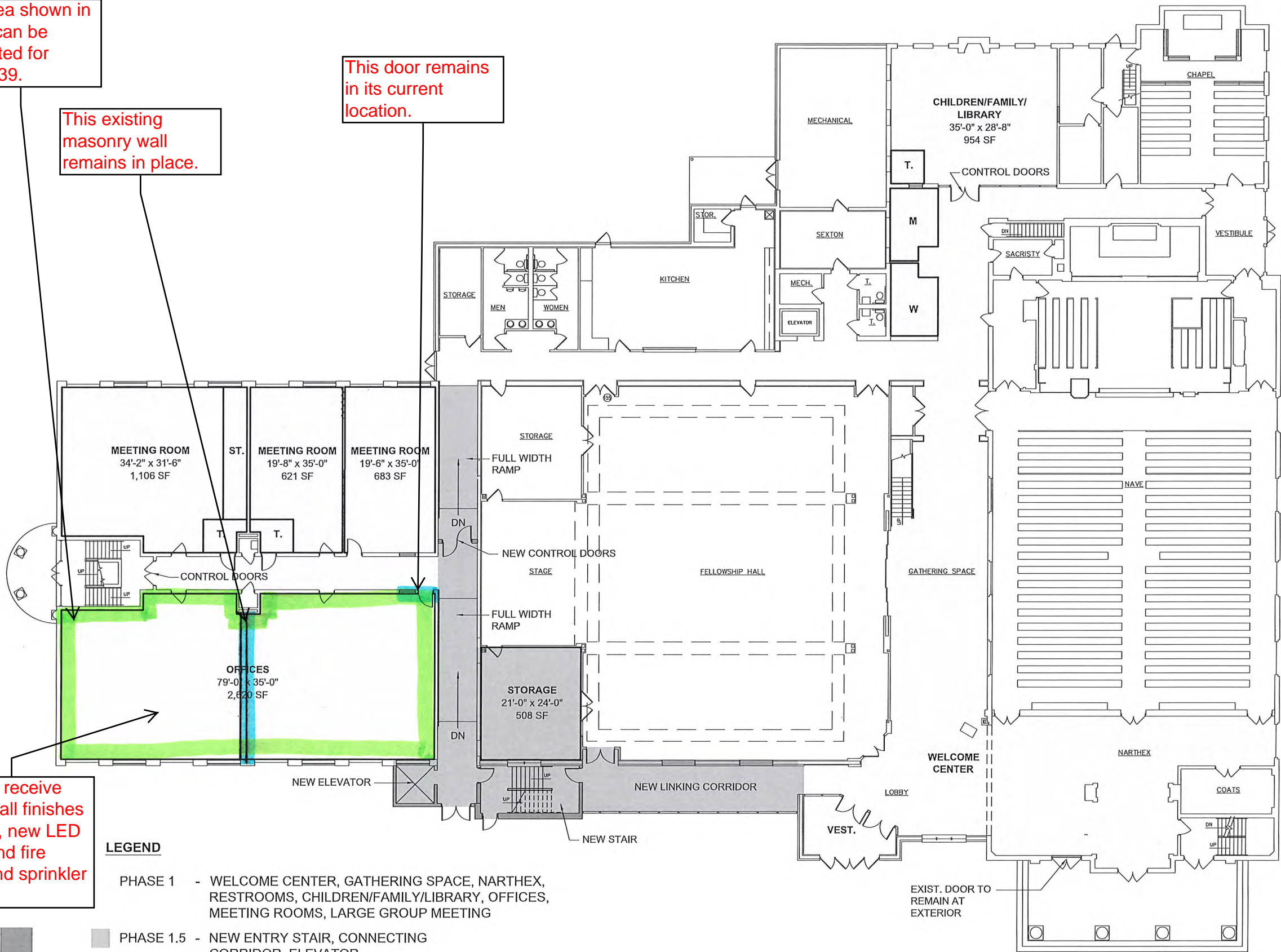
This existing masonry wall remains in place.

This door remains in its current location.

All walls receive drywall, all finishes are new, new LED lights, and fire alarm and sprinkler added.

LEGEND

- PHASE 1 - WELCOME CENTER, GATHERING SPACE, NARTHEX, RESTROOMS, CHILDREN/FAMILY/LIBRARY, OFFICES, MEETING ROOMS, LARGE GROUP MEETING
- PHASE 1.5 - NEW ENTRY STAIR, CONNECTING CORRIDOR, ELEVATOR



Adult Meeting Space



ARCHITECTURE

First Floor Master Plan
Trinity Evangelical Lutheran Church

SCALE: 1/8" = 1'-0"

MARCH 14, 2019

PROGRESS PRINT: NOT FOR CONSTRUCTION