



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 – First Floor Adult Classrooms

Charlie:

I am pleased to present this budget for the renovations of approximately 3,108 square feet of classroom space and corridor, as per the modified conceptual plans from Beers Hoffman Architects dated March 19, 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 \$3,025.00 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 carpet
    - ii. Remove the suspended ceiling

3. Wood Plastics & Composites
  - a. Framing and Trim Materials. We have included dimensional lumber for temporary walls and shoring.
4. Thermal and Moisture Protection
  - a. Caulking. We will caulk wherever dissimilar materials meet.
5. Openings
  - a. Interior Doors. We will install pre-finished solid core wood doors in hollow metal frames for the new storage closet in Bibleland.
  - b. Architectural Hardware. Door hardware will be in a satin finish.
6. Finishes
  - a. Drywall and Metal Framing. In the new adult classroom area and the walls will receive 7/8" hat channel with 5/8" drywall.
  - b. Suspended Ceilings. We will install new suspended ceiling tile and gird in the adult classrooms.
  - c. Finish Flooring. We will install carpet in the classrooms and luxury vinyl tile/plank in the corridor. All areas to receive 4" vinyl cove base.
  - d. Painting. We will paint drywalled walls with flat paint, while the door frames will receive a semi-gloss finish.
7. Specialties
  - a. Fire Extinguishers. Two ten-pound fire extinguishers will be installed.
  - b. Coat Racks/Shelving. We will install five levels of wire shelving in the storage closet in Bibleland.
8. 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.
9. HVAC
  - a. Heating and Cooling. We will relocate the console unit in the narthex to accommodate the new layout. We will install a new mini split system in the vestibule. We will install new baseboard in the men's and women's room. We will reconfigure the baseboard heat in the new office area. We will install a new VRF system to condition the new offices. Our budget includes the cost for the automated controls for the work described above.
10. Electrical
  - a. Electric - Building. We will install new light fixtures in the adult meeting space.
11. 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 modified conceptual plans from Beers Hoffman Architects dated March 19, 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. Interior decorating
4. Structural testing
5. Asbestos abatement
6. Concrete
7. Masonry
8. Structural and/or decorative metals
9. 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.
10. Power and associated floor penetrations for office furniture and/or work stations.
11. Rock blasting and/or removal.
12. The cost of utility connection fees and permits such as sanitary sewer, water, electric, CATV, phone, gas or other permits and connection fees.
13. Waterproofing
14. Insulation
15. Dryvit and/or Stucco
16. Roofing
17. Siding
18. Fascia and Soffit
19. Gutters and Downspouts
20. Shaftwall
21. Exterior Doors
22. Aluminum and glass systems
23. Overhead Doors

24. Specialty Doors
25. Folding Partitions
26. Windows
27. Ceramic tile
28. Wallcovering
29. Signage
30. Toilet partitions and/or accessories
31. Fireplace
32. Appliances
33. Furniture
34. Cabinets and/or countertops
35. Passenger Elevator
36. Plumbing
37. Electrical outside of the building footprint
38. Earthwork
39. Exterior improvements
40. Voice and Data
41. Security System
42. Paving

In consideration of this outline and the current drawings, I propose a budget of \$209,601.00 (TWO HUNDRED NINE THOUSAND, SIX HUNDRED ONE 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

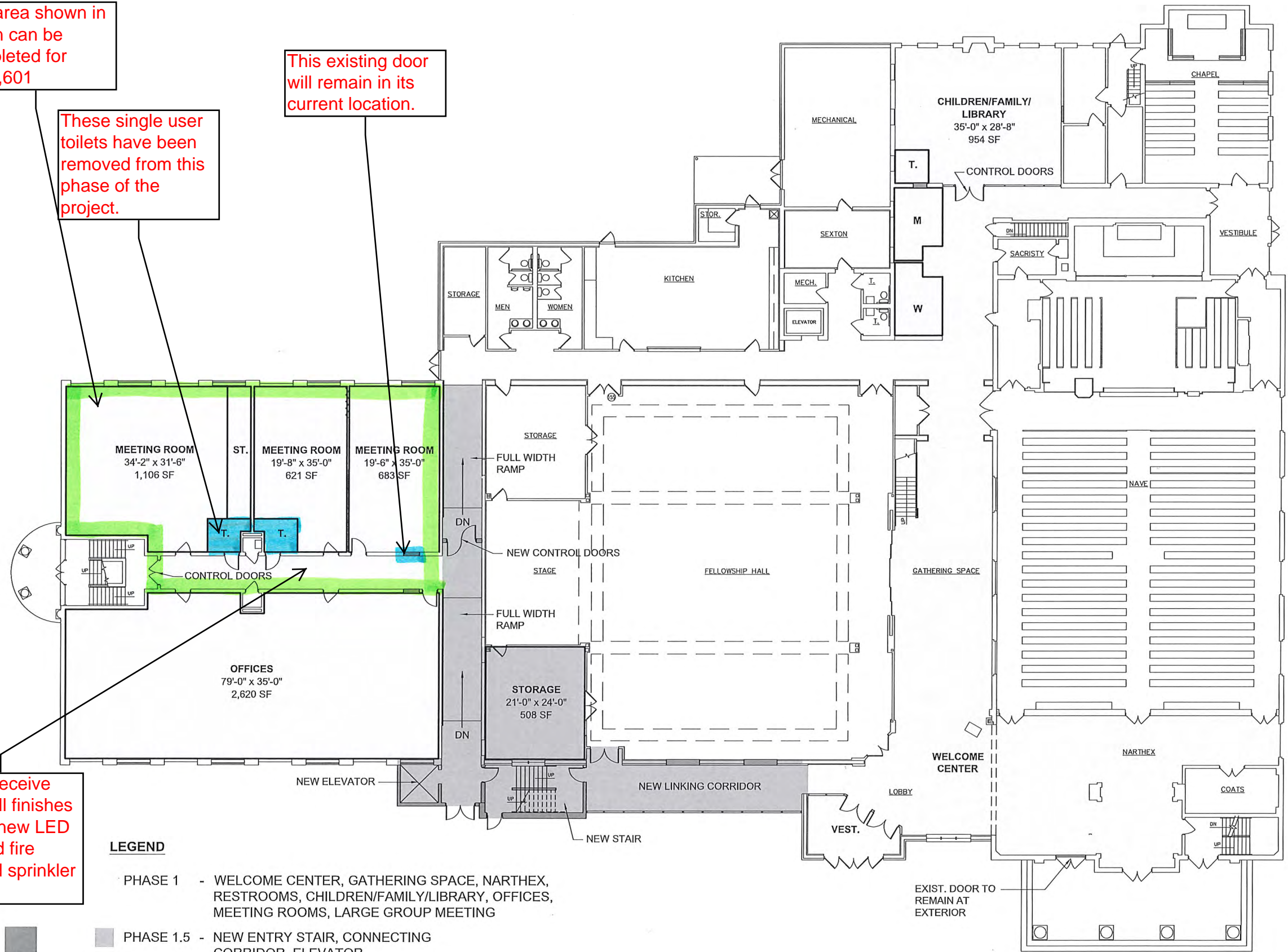


The area shown in green can be completed for \$209,601

These single user toilets have been removed from this phase of the project.

This existing door will remain 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



First Floor Master Plan  
Trinity Evangelical Lutheran Church

Adult Classrooms and Corridor

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

MARCH 14, 2019

PROGRESS PRINT: NOT FOR CONSTRUCTION