

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 – Linking Corridor

Charlie:

I am pleased to present this budget for the addition of approximately 900 square feet of corridor and entry 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 \$5,380.00 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. Testing. Structural testing is included in this budget.
 - e. Temporary Services. All temporary electric and water will be at the owner's expense.
 - f. Refuse Disposal. All construction debris will be hauled off site and disposed of in an authorized location.
 - g. 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 create the opening into the existing lobby.

3. Concrete
 - a. Footings. We will pour concrete over rebar in earth-formed trenches to create the footings for the new foundation walls.
 - b. Slabs. We will pour concrete over stone, wire mesh, and a vapor barrier to create the floor for the corridor and entry.
 - c. Walls. the foundation walls will be poured concrete with rebar.
4. Masonry
 - a. Masonry. Where the new opening into the lobby is created, we will tooth the existing block and brick. The exterior of the corridor and entry will a brick veneer. Every attempt will be made to match the existing brick; however, we cannot guarantee an exact match in color or style.
5. Metals
 - a. Metal Decking. The roof of the corridor and entry will be created by metal decking over metal C-joists.
 - b. Metal Railings. We will install powder coated steel assist rail at the stairs in the corridor. The new stairs will be metal pans filled with concrete.
 - c. Special Metal Materials. We will install steel lintels at the new opening.
6. Wood Plastics & Composites
 - a. Framing and Trim Materials. We have included dimensional lumber for temporary walls and shoring, as well as the required blocking around the roof parapet.
 - b. Carpentry - Trim. The exterior will have AZEK or Fypon cornice trim along the parapet to match the existing building.
7. Thermal and Moisture Protection
 - a. Insulation. We will install rigid foam insulation horizontally and vertically below the concrete slab along the perimeter of the corridor and entry.
 - b. Roofing. Polyiso insulation and a 60mil EPDM roof will be installed over the metal decking. The roof system will be complete with termination strips and metal coping.
 - c. Caulking. We will caulk wherever dissimilar materials meet.
8. Openings
 - a. Aluminum and Glass. We will install an aluminum and glass door system at the interior wall of the entrance to create a vestibule. The western wall of the linking corridor will receive fixed panel glass systems as shown on the architectural renderings.
9. Finishes
 - a. Drywall and Metal Framing. The corridor will be constructed of structural metal studs with 5/8" drywall and batt insulation.
 - b. Suspended Ceilings. We will install suspended ceiling tile and grid in the linking corridor and entry.
 - c. Finish Flooring. We will install luxury vinyl tile/plank in the linking corridor and entry, along with 4" vinyl cove base. The stairs will receive rubber nosing and treads.
 - d. Painting. The walls will receive flat paint.

10. Specialties

- a. Interior Signage. We will install two new ADA compliant exit signs.
- b. Fire Extinguishers. one ten-pound fire extinguisher will be installed.

11. 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.

12. HVAC

- a. Heating and Cooling. We will install two split systems to condition this new space. The air handlers will be located above the ceiling grid, and the condensers will be located on the new roof. Our budget includes the cost for the automated controls for this new work.

13. Electrical

- a. Electric - Building. We will install new light fixtures in the ceiling grid.

14. Safety & Security

- a. Fire Alarm. We will extend the existing fire alarm system to accommodate the new adult meeting space.

15. Earthwork

- a. Excavating. We will excavate for the footers and foundation, then backfill after the foundation walls are complete. Stone will be placed inside the foundation walls as a subbase for the concrete slab. We will fine grade the area around the corridor upon completion of the work.

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. Asbestos abatement
5. 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.
6. Power and associated floor penetrations for office furniture and/or work stations.
7. Rock blasting and/or removal.
8. The cost of utility connection fees and permits such as sanitary sewer, water, electric, CATV, phone, gas or other permits and connection fees.
9. Waterproofing
10. Insulation
11. Interior doors and/or door frames
12. Dryvit and/or Stucco
13. Roofing
14. Siding
15. Fascia and Soffit
16. Gutters and Downspouts
17. Shaftwall
18. Exterior Doors
19. Overhead Doors
20. Specialty Doors
21. Folding Partitions
22. Windows
23. Ceramic tile
24. Wallcovering
25. Toilet partitions and/or accessories
26. Coat racks and/or shelving
27. Fireplace
28. Appliances
29. Furniture
30. Cabinets and/or countertops
31. Passenger Elevator
32. Plumbing
33. Electrical outside of the building footprint
34. Voice and Data
35. Security System
36. Paving

In consideration of this outline and the current drawings, I propose a budget of \$373,336.00 (THREE HUNDRED SEVENTY-THREE THOUSAND, THREE HUNDRED THIRTY SIX DOLLARS).

concrete foundation walls, masonry stair tower and elevator shaft. The exterior walls will receive brick veneer. For the exterior walls of the link corridor we will use structural metal studs. The roof will be constructed out of metal bar joist and metal pan deck with poly ISO insulation with EPDM roofing. The cornice at the top of the parapet will be constructed out of AZEK and FYRON. The corridor will receive

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

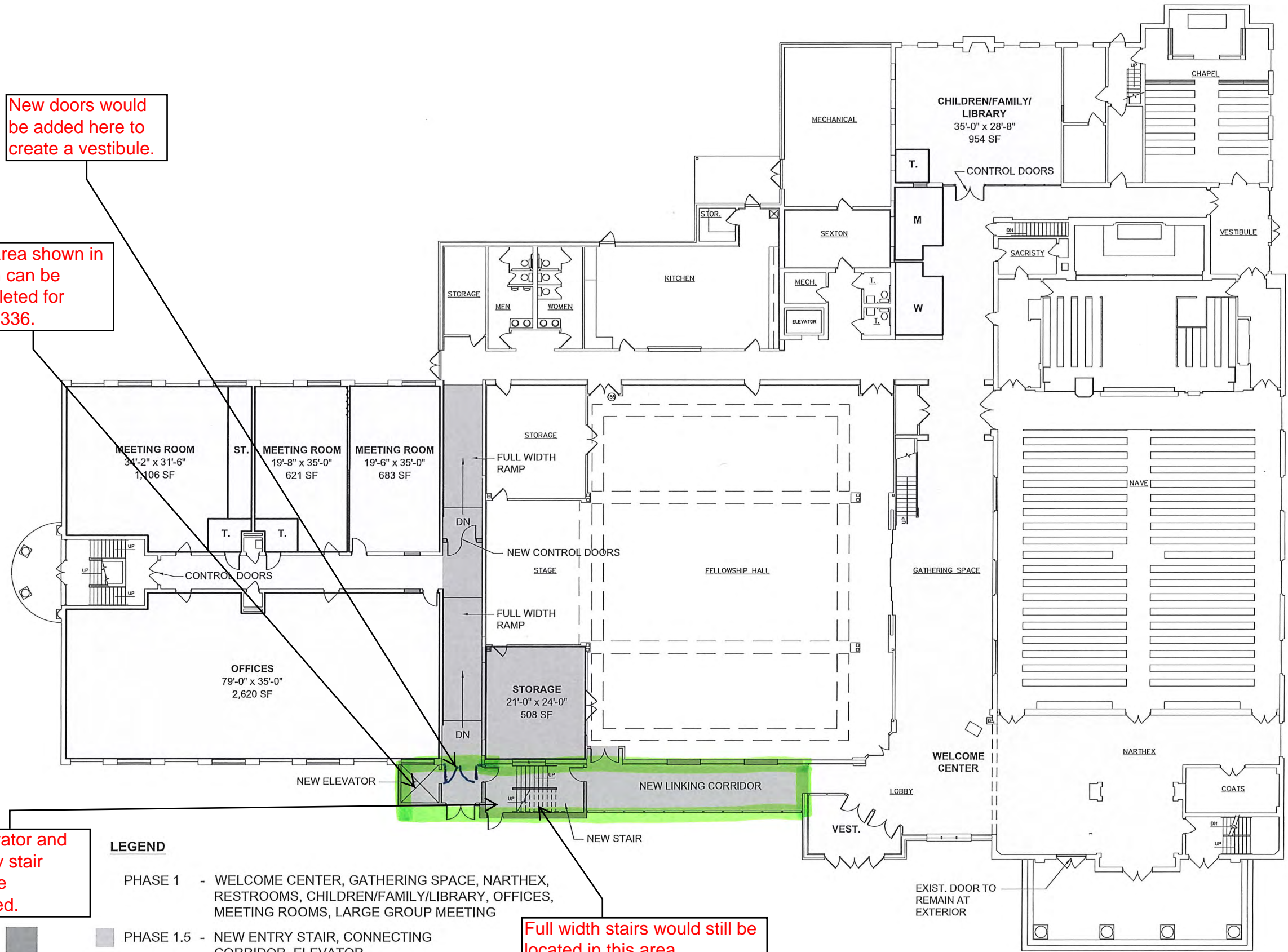


New doors would be added here to create a vestibule.

The area shown in green can be completed for \$373,336.

The elevator and two story stair tower are eliminated.

Full width stairs would still be located in this area.



- 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

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

MARCH 14, 2019

PROGRESS PRINT: NOT FOR CONSTRUCTION