

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 – Main Gathering Area

Charlie:

I am pleased to present this budget for the renovations of approximately 6,645 square feet of gathering space, vestibule, welcome area, and narthex as per the 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 \$11,057.00 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 doors at the narthex stair well on the ground floor
  - ii. Remove the suspended ceiling in the chapel corridor and vestibule
  - iii. Remove the flooring in the gathering space, vestibule, and narthex
  - iv. Create the opening between the existing gathering space and the narthex

- v. Remove the stair well in the narthex
- vi. Create the window opening from the narthex into the sanctuary

3. Masonry

- a. Masonry. We will infill doorways as shown on the plans.

4. Metals

- a. Special Metal Materials. We will install steel lintels at the new door openings.

5. Wood Plastics & Composites

- a. Framing and Trim Materials. We have included dimensional lumber for ADA blocking and temporary walls and shoring.
- b. Carpentry - Trim. We have included an allowance of \$45,500.00 for trim in the narthex.

6. Thermal and Moisture Protection

- a. Caulking. We will caulk wherever dissimilar materials meet.

7. Openings

- a. Interior Doors. We will install pre-finished solid core wood doors in hollow metal frames as shown on the plans.
- b. Aluminum and Glass. We will install an aluminum and glass system at the vestibule to create the new air lock.
- c. Architectural Hardware. Door hardware will be in a satin finish.

8. Finishes

- a. Drywall and Metal Framing. In the new restroom area the walls will be constructed of 3 5/8" metal studs with 5/8" drywall and sound batt insulation. In the narthex we will infill the floor with metal c joists where the stairs are removed. In the narthex and existing office space we will patch and repair the drywall.
- b. Ceramic Tile. In the new restrooms and vestibule, we will install ceramic tile.
- c. Suspended Ceilings. We will install new suspended ceiling tile and grid in the following areas:

- i. Library
- ii. Vestibule
- iii. Restrooms

- d. Finish Flooring.

We will install carpet in the following areas:

- i. Library
- ii. Offices

We will install Luxury Vinyl Tile/Plank in the following areas:

- i. Existing corridor on the first floor

We will install Luxury Vinyl Tile/Plank with Carpet in the following areas:

- i. Welcome Center
- ii. Narthex
- iii. Gathering Space

- e. Painting. We will paint the following areas:

- i. Women's room and new closet in the basement
- ii. New restrooms on the first floor

- iii. Library
- iv. Existing corridor on the first floor
- v. Gathering space
- vi. Narthex
- vii. Vestibule

#### 9. Specialties

- a. Interior Signage. We will install new ADA compliant restroom signs.
- b. Toilet Partitions. Floor mounted, overhead braced, powder coated steel partitions will be installed in the men's and ladies' restrooms. Privacy screens are included in the men's room for the urinals.
- c. Toilet Accessories. We will install 18" x 36" mirrors above the sinks in each restroom, along with surface mounted toilet paper dispensers, paper towel dispensers, and liquid soap dispensers. Complete ADA grab bars will be installed in each ADA toilet compartment.
- d. Coat Racks/Shelving. We will install plastic laminate coat racks with a chrome bar.

#### 10. Furnishings

- a. Countertops. We will install plastic laminate countertops with supports and aprons in the men's and ladies' restrooms.

#### 11. Fire Suppression

- a. Automatic sprinkler. We will install a new sprinkler system for the basement level women's room and janitor's closet, library, new restrooms, and narthex. We will rework the existing system at the welcome center and gathering space.

#### 12. Plumbing

- a. Plumbing Interior. We will create two new gang restrooms where the current main restrooms are by the sacristy. We will install a new hi/lo water cooler. We will create a new restroom in the children's library.

#### 13. 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. Our budget includes the cost for the automated controls for the work described above.

#### 14. Electrical

- a. Electric - Building.  
We will install new light fixtures in the following areas
  - i. New restrooms on the first floor
  - ii. Library
  - iii. Existing corridor on the first floor
  - iv. Gathering space
  - v. Narthex
  - vi. Vestibule

We will install one access-controlled door and one control point in the welcome center. Our budget includes engineered plans for permit.

## 15. Safety & Security

- a. Fire Alarm. We will relocate the existing fire alarm system to accommodate the new layout.

### 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 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. Interior decorating
4. Structural testing
5. Asbestos abatement
6. 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.
7. Power and associated floor penetrations for office furniture and/or work stations.
8. Rock blasting and/or removal.
9. The cost of utility connection fees and permits such as sanitary sewer, water, electric, CATV, phone, gas or other permits and connection fees.
10. Concrete
11. Metal railings
12. Waterproofing
13. Insulation
14. Dryvit and/or Stucco
15. Roofing
16. Siding
17. Fascia and Soffit
18. Gutters and Downspouts

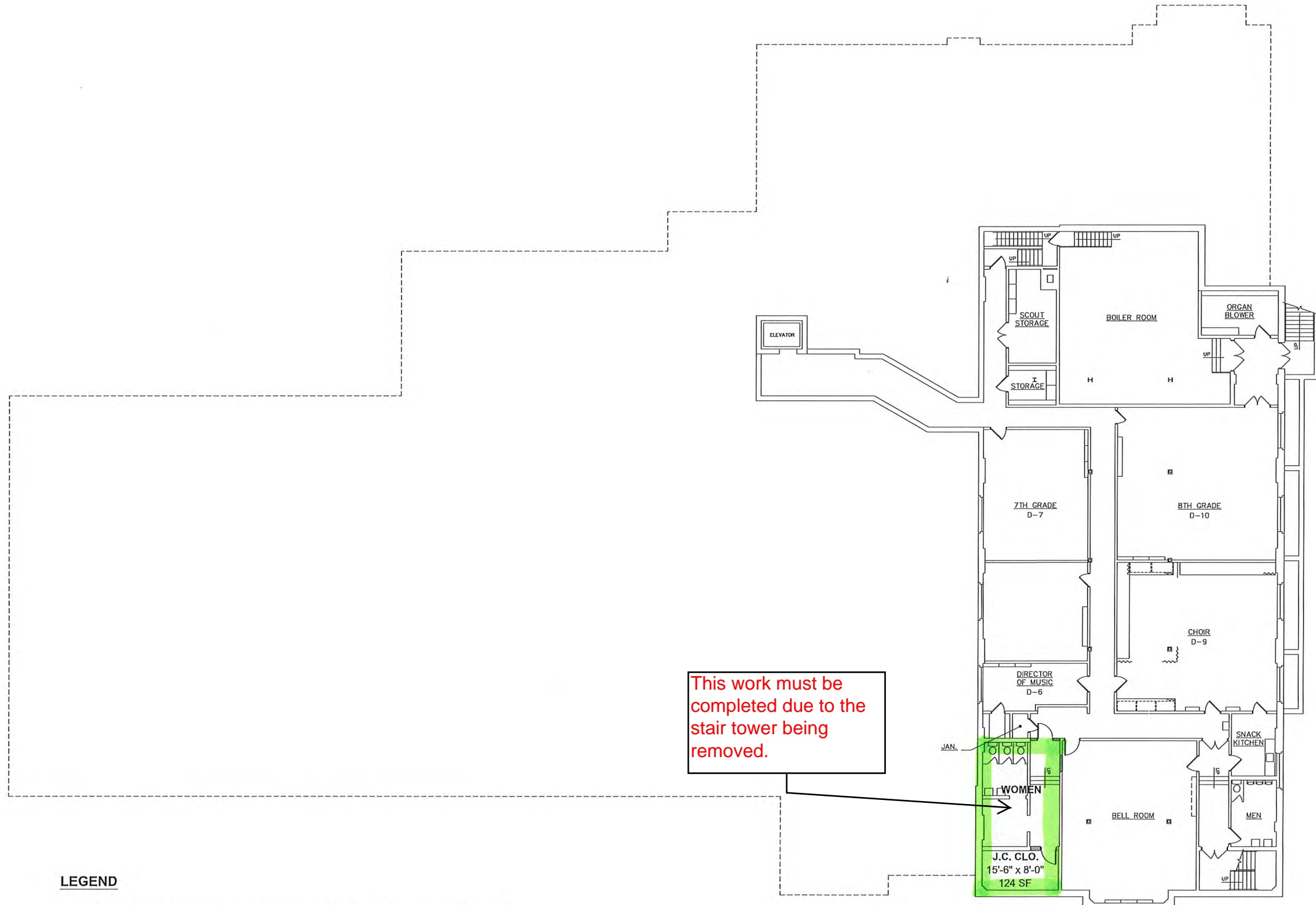
19. Shaftwall
20. Exterior Doors
21. Overhead Doors
22. Specialty Doors
23. Folding Partitions
24. Windows
25. Wallcovering
26. Fireplace
27. Fire Extinguishers
28. Appliances
29. Furniture
30. Cabinetry
31. Passenger Elevator
32. Plumbing outside the building footprint
33. Electrical outside of the building footprint
34. Voice and Data
35. Security System
36. Paving
37. Stone

In consideration of this outline and the current drawings, I propose a budget of \$769,103.00 (SEVEN HUNDRED SIXTY-NINE THOUSAND, ONE HUNDRED THREE DOLLARS).

- Alternate 1      Remove Nursery Toilet Room from the Scope of Work                      deduct \$13,180.00
- Alternate 2      Remove the Narthex Stair Tower Demo from the Scope of Work deduct \$19,490

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



**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



**Basement Floor Master Plan**  
**Trinity Evangelical Lutheran Church**

Main Gathering Area

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

MARCH 14, 2019

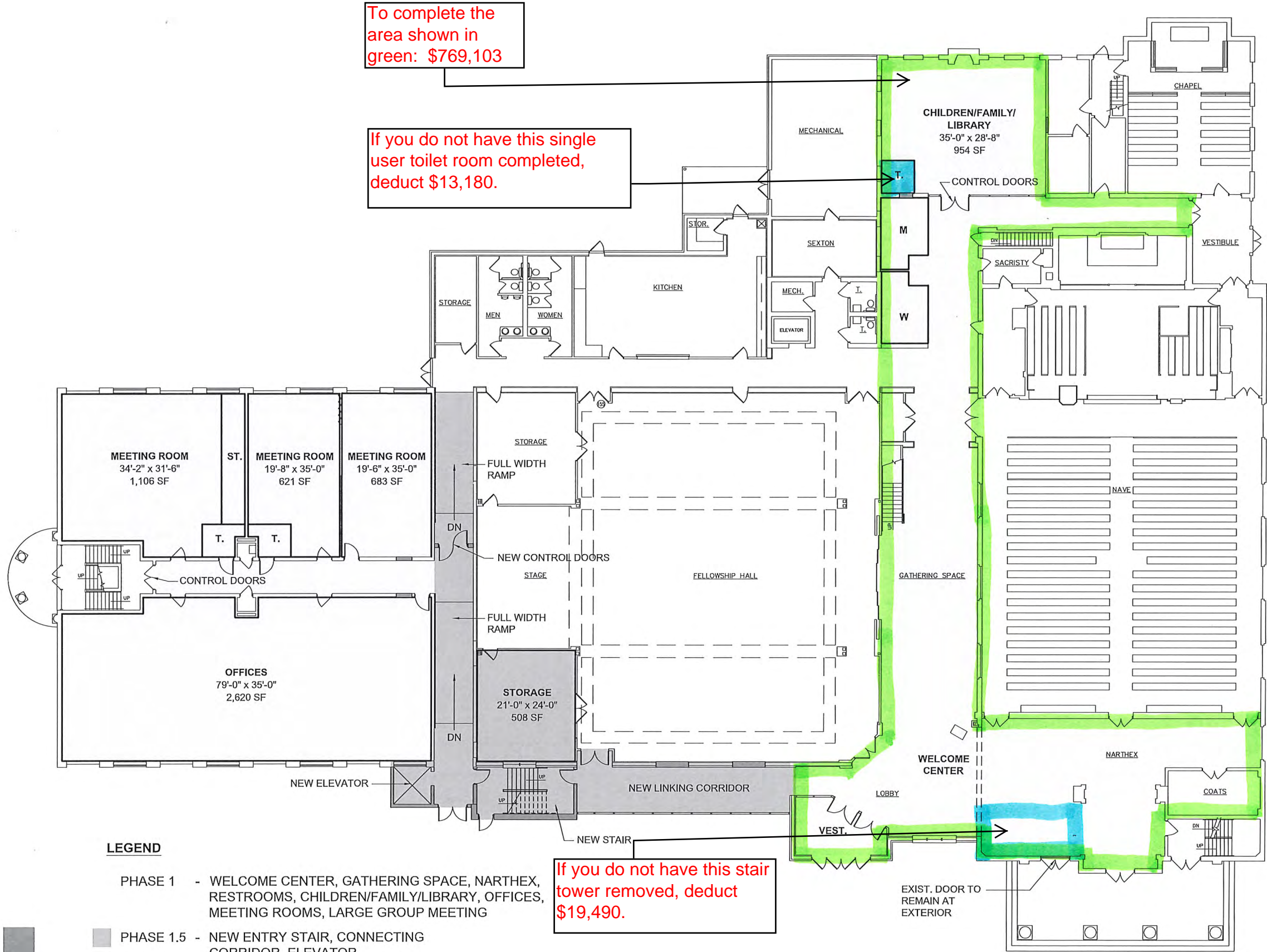
PROGRESS PRINT: NOT FOR CONSTRUCTION



To complete the area shown in green: \$769,103

If you do not have this single user toilet room completed, deduct \$13,180.

If you do not have this stair tower removed, deduct \$19,490.



**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