

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 – Second Floor Security

Charlie:

I am pleased to present this budget for the renovations of approximately 2,6200 square feet of classroom and corridor space, 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 \$1,222.00 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. Create a 4' x 8' opening in the Pre-school Office corridor wall for the new check-in window
 - ii. Remove the suspended ceiling throughout the children's classroom space and associated corridor in preparation for the new sprinkler system.

3. Masonry
 - a. Masonry. Where the new opening is created for the check-in window, we will tooth-in the cut block and install a masonry lintel.
4. Wood Plastics & Composites
 - a. Framing and Trim Materials. We have included dimensional lumber for blocking at the new door frame.
5. Thermal and Moisture Protection
 - a. Caulking. We will caulk wherever dissimilar materials meet.
6. Openings
 - a. Interior Doors. We will install two pre-finished solid core wood doors in a hollow metal frames in the corridor outside the preschool office.
 - b. Aluminum and Glass. Sliding tempered glass with a lock will be installed in aluminum channel for the check-in window
 - c. Architectural Hardware. Door hardware will be in a satin finish.
7. Finishes
 - a. Drywall and Metal Framing. We will create the framing for the new security doors with 3 5/8" metal studs and 5/8" drywall.
 - b. Suspended Ceilings. We will install new suspended ceiling tile and grid.
 - c. Painting. We will paint the new drywall with flat paint and the door frame with semi-gloss.
8. Specialties
 - a. Interior Signage. We will install three new ADA compliant exit signs.
9. 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.
10. Electrical
 - a. Electric - Building. We will install one emergency light fixture. We will install three access controllers at two existing doors and one new door, as well as one control point in the preschool office.
11. Safety & Security
 - a. Fire Alarm. We will extend the existing fire alarm system to accommodate the children's education area.

Notes:

1. This budget is based on this project being done during the same mobilization as another portion of proposed work. It is not priced as a stand-alone project.
2. We do not warrant concealed or existing conditions.
3. All work to be performed during normal business hours.
4. Final cleaning is not included. The space will be left in broom cleaned condition.

5. In addition to our general liability, automobile, and worker's compensation insurances, we will provide a builder's risk policy specific to this project.
6. 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).
7. Our budget is based on a single mobilization for this project, completing renovations in a continuous fashion.
8. Our budget has been based off of the 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.
9. 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. Structural and/or decorate metals
8. 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.
9. Power and associated floor penetrations for office furniture and/or work stations.
10. Rock blasting and/or removal.
11. The cost of utility connection fees and permits such as sanitary sewer, water, electric, CATV, phone, gas or other permits and connection fees.
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. Ceramic tile
26. Carpet and/or carpet tile
27. Luxury vinyl tile and/or plank

28. Wallcovering
29. Toilet partitions and/or accessories
30. Fire extinguishers
31. Coat racks and/or shelving
32. Fireplace
33. Appliances
34. Cabinetry and/or countertops
35. Furniture
36. Passenger Elevator
37. Plumbing
38. Heating and/or air conditioning
39. HVAC controls
40. Electrical outside of the building footprint
41. Voice and Data
42. Security System
43. Paving

In consideration of this outline and the current drawings, I propose a budget of \$83,801.00 (EIGHTY THREE THOUSAND, EIGHT 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 plus the items in blue can be completed for \$83,801. This project must be completed at the same time as another phase of your project. It cannot be stand-alone.

This existing door remains and access control is added.

A new access controlled door is added in this location.

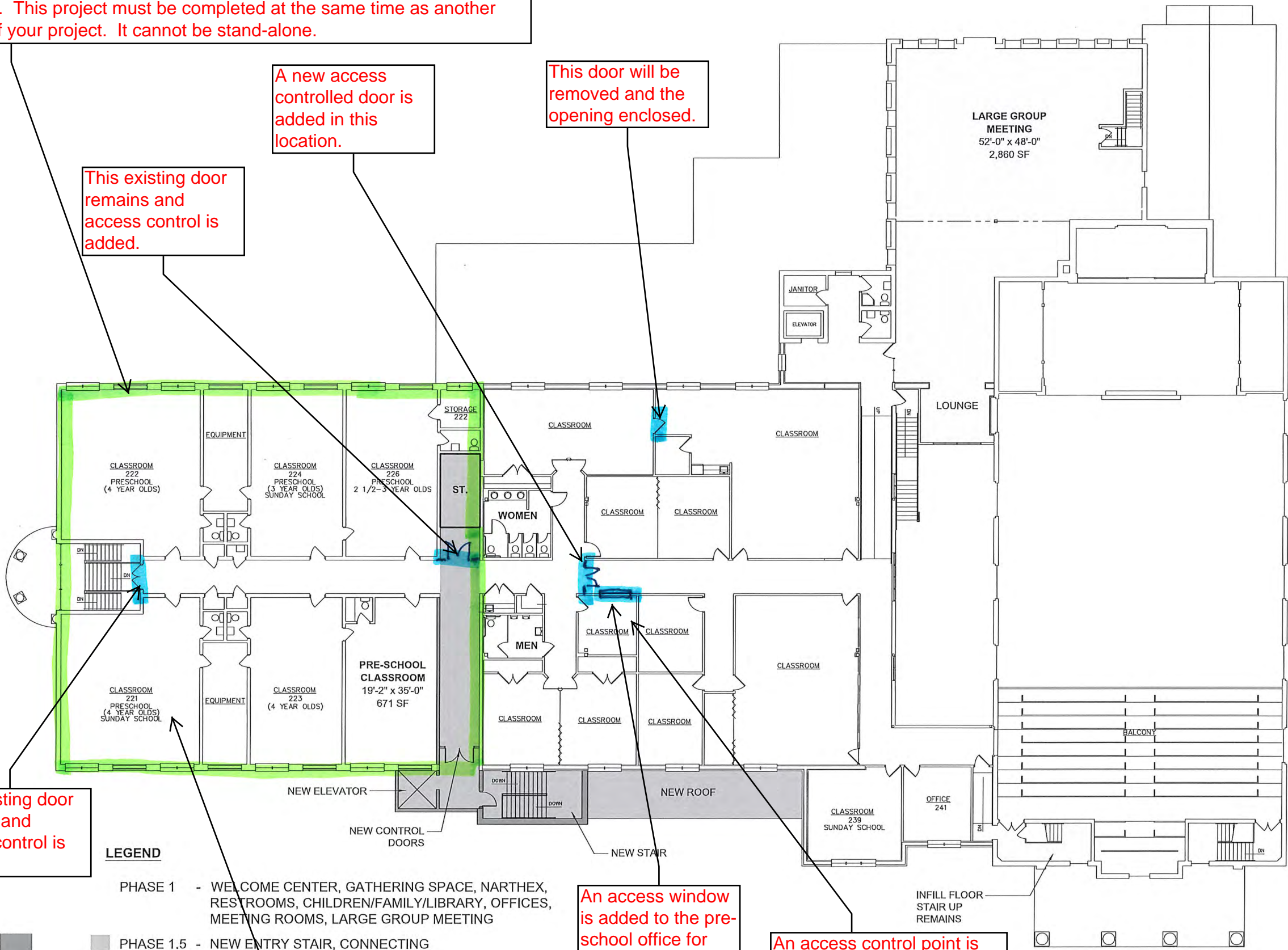
This door will be removed and the opening enclosed.

This existing door remains and access control is added.

An access window is added to the pre-school office for child check-in.

An access control point is added to this office.

The area shown in green receives a fire alarm, fire sprinkler, and new ceiling grid and tile.



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

Second Floor Security



Second Floor Master Plan
Trinity Evangelical Lutheran Church

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

MARCH 14, 2019

PROGRESS PRINT: NOT FOR CONSTRUCTION