



21 September 2020

Revised 10-6-20

Revised 10-8-20

Campbell Associates
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Trinity Evangelical Lutheran Church
2000 Chestnut Street Camp Hill, PA

Re: Trinity Evangelical Lutheran Church Renovations – Main Gathering Area

Charlie:

I am pleased to present this proposal for the renovations of approximately 6,645 square feet of gathering space, vestibule, sitting area, narthex, and nursery/children's activity center per the plans from Beers Hoffman Architects dated August 24, 2020, 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 \$26,328.00 allowance for permit costs and the associated municipal inspections. This proposal 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 proposal.
- 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, library, gathering and vestibule on the first floor. We will also remove the ceiling on the second floor in lounge 202.
 - iii. Remove the existing hard ceilings in the women's lounge and narthex
 - iv. Remove the flooring in the gathering space, vestibule, library, and narthex on the first floor. We will remove the flooring on the second floor in the lounge 202, lobby 220, and corridor 262.
 - v. Create the opening between the existing gathering space and the narthex.
 - vi. Remove the stair well in the narthex.
 - vii. Create the window openings from the narthex into the sanctuary.
 - viii. We will remove the vinyl wall coverings in lobby 103 and gathering space.
 - b. Asbestos Abatement. We will perform asbestos abatement in the stair tower where the landings are removed.
 - c. *Floor Grinding. We will grind the floors as necessary in preparation for the new flooring where the existing flooring has been removed. This item will be tracked as time and material not to exceed \$10,475.00 per the email request on 10-7-20 from Charlie.*
3. Concrete
- a. Slabs. We will patch the slab on grade in the restrooms and around the new pier in the restroom. We will pour concrete over metal decking where the stair tower is removed.
 - b. Foundation. We will install a new spread footer and pier complete with new concrete and rebar for the new column in the restroom.
4. Masonry
- a. Masonry. We will infill masonry as required for the new construction at the restrooms. We will create masonry beam pockets as shown on the drawings.
5. Metals
- a. Structural Steel. We will install a structural steel at the lobby/narthex and the restrooms to support the existing building loads to accommodate the new construction layout. We will infill where the stair tower is removed with structural steel and metal deck.
6. 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 a trim package in the narthex and nursery per the plans.
7. Thermal and Moisture Protection
- a. Caulking. We will caulk wherever dissimilar materials meet.
8. Openings
- a. Interior Doors. We will install pre-finished solid core wood doors (natural birch) 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 complete with one ADA auto-operator. We will
 - c. Architectural Hardware. Door hardware will be in a brass finish.

9. Finishes

- a. Drywall and Metal Framing. The new walls will be constructed of metal studs with 5/8" drywall and sound batt insulation. All drywall will receive a level 4 finish, sanded and ready for paint. In the areas where vinyl wall covering is removed, we will skim coat the existing drywall.
- b. Ceramic Tile. In the new restrooms, we will install ceramic tile on the floor. We will install ceramic tile to 5 feet above finish floor on the walls in the restrooms.
- c. Suspended Ceilings. We have replacement of damaged tiles in lobby 220 and corridor 262 (damaged tile consists of water marks and chips in tiles). We will install new suspended ceiling tile (Armstrong Cirrus) and white grid (15/16ths) in the following areas:
 - i. Women's Lounge
 - ii. Nursery
 - iii. Corridor 120
 - iv. Lobby 103
 - v. Gathering 107
 - vi. Vestibule
 - vii. Restrooms
 - viii. Lounge 202
- d. Finish Flooring.

We will install carpet tile in the following areas:

 - i. Nursery
 - ii. Lounge 202
 - iii. Corridor 262
 - iv. Lobby 220

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 tile in the following areas:

 - i. Lobby 103
 - ii. Sitting Area
 - iii. Narthex
 - iv. Gathering

We will install walk-off mats in the following areas:

 - i. Lobby 103
 - ii. Narthex
- e. Painting. We will paint the following areas:
 - i. New closet in the basement
 - ii. New restrooms on the first floor
 - iii. Nursery
 - iv. Existing corridor on the first floor
 - v. Gathering space
 - vi. Narthex
 - vii. Vestibule
 - viii. Lobby 103 and 220
 - ix. Corridor 262

- x. Window sashes and trims in the gathering area
- xi. Lounge 202

10. Specialties

- a. Interior Signage. We will install new ADA compliant restroom signs.
- b. Toilet Partitions. Floor mounted, overhead braced, solid plastic 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 24" x 36" mirrors above the sinks in each restroom, along with surface mounted toilet paper dispensers, paper towel dispensers, sanitary napkin disposals and liquid soap dispensers. Complete ADA grab bars will be installed in each ADA toilet compartment. We will install two baby changing stations.
- d. Coat Racks/Shelving. We will install plastic laminate coat racks with a chrome bar in Coats 106.

11. Furnishings

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

12. Fire Suppression

- a. Automatic sprinkler. We will install a new sprinkler system for the basement level women's room and closet, library, new restrooms, and narthex. We will rework the existing system at the Welcome Center, Gathering Space, and Lounge 202. Our proposal includes engineered plans for permit.

13. Plumbing

- a. Plumbing Interior. We will create two new gang restrooms where the current main restrooms are by the Sacristy. We will create a new restroom in the Nursery/Children's Activity Center. Our proposal includes engineered plans for permit.

14. 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 electric baseboard in the men's and women's room. Our proposal includes the cost for the automated controls for the work described above. We will install new exhaust fans in the restrooms. Our proposal includes engineered plans for permit.

15. Electrical

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

We will install one access-controlled door in the kitchen corridor. Our proposal includes engineered plans for permit. ***We will remove and salvage existing light fixtures at the***

church's request. We have included the necessary HVAC power wiring for the new and relocated HVAC units.

16. Safety & Security

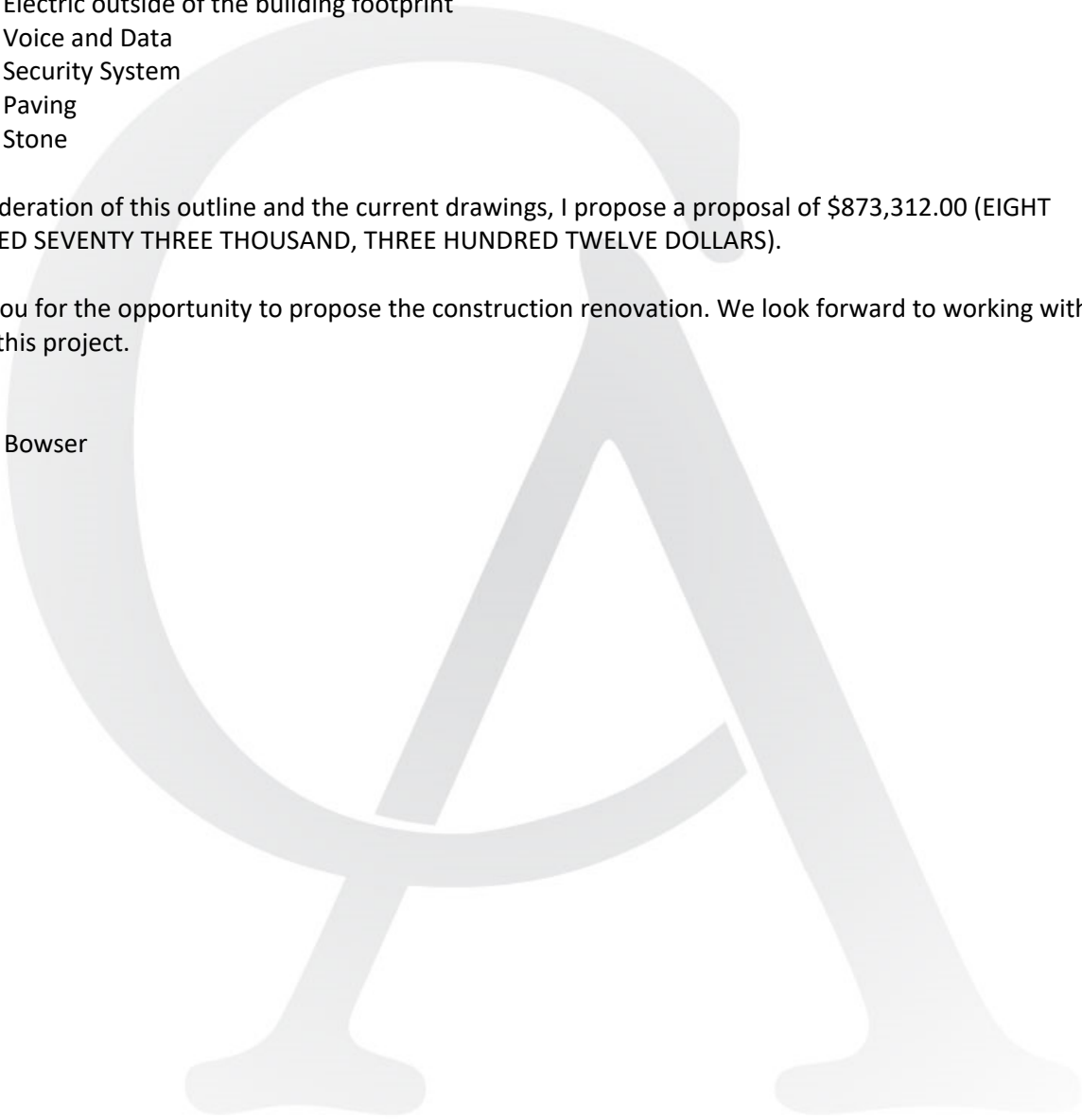
- a. Fire Alarm. We will relocate the existing fire alarm system to accommodate the new layout in the Gathering Area. We will extend the existing fire alarm to Narthex 105, Nursery 116, Toilet 117, Women's 118, Men's 119, and Corridor 120.

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 proposal is based on a single mobilization for this project, completing renovations in a continuous fashion.
7. Our proposal has been based off the plans from Beers Hoffman Architects dated August 24, 2020.

The following items are not included:

1. Payment or performance bonds
2. Liquidated damages
3. Final cleaning
4. Interior decorating
5. Structural testing
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. Metal railings
11. Waterproofing
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

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21. Door Keying
 22. Folding Partitions
 23. Windows
 24. Wallcovering
 25. Fireplace
 26. Fire Extinguishers
 27. Appliances
 28. Furniture
 29. Cabinetry
 30. Passenger Elevator
 31. Plumbing outside the building footprint
 32. Electric outside of the building footprint
 33. Voice and Data
 34. Security System
 35. Paving
 36. Stone

In consideration of this outline and the current drawings, I propose a proposal of \$873,312.00 (EIGHT HUNDRED SEVENTY THREE THOUSAND, THREE HUNDRED TWELVE DOLLARS).

Thank you for the opportunity to propose the construction renovation. We look forward to working with you on this project.

Todd B. Bowser



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MOD #	Description	Approved Amount
1	Additional Second Floor Work to Accommodate Stair Tower Removal	\$39,770.00
2	Cost Increase Due to Final Plans	\$64,439.00
ALT 1A	Replace Hight Ceiling Tile Only in Gathering Area	-\$1,500.00
ALT 3A	Stair infill (1st Floor Steel and Concrete/2nd Floor C-joint and Plywood)	-\$3,744.00
ALT 5	Install Armstrong Dune in lieu of Armstrong Cirrus	-\$6,500.00
ALT 7	Solid Surface Counters in lieu of PLAM	\$4,694.09
ALT 8	Additional Restroom Sink Credit per 10/2/20 Meeting	-\$1,675.00
ALT 10	Remove Flooring and Paint in Lobby 220 (existing finishes to remain)	-\$3,787.60
ALT 11	Campbell Associates Painting Donation	-\$8,715.00
Approved Changes Total		\$82,981.49
Original Contract		\$769,103.00
TOTAL CONTRACT TO DATE w/ Approved Changes		\$852,084.49



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Trinity Evangelical Lutheran Church	Increase/Decrease	Notes	Alternate
General Requirements	-5,789.40		
Existing Conditions	21,787.50		
Demolition	4,012.50	Construction cost increase	
Demolition	700.00	High ceiling demo	ALT #1 or ALT #1A
Demolition	10,475.00	Diamond grinding for floor prep	ALT #9
Asbestos	6,600.00	Previously excluded, church requested we include	ALT #2
Concrete	8,505.00		
Slabs	2,141.00	Construction cost increase	
Slabs	3,664.00	Slabs on deck	ALT #3 or ALT#3A
Slabs	2,700.00	Additional pier in restroom	
Masonry	11,750.00		
Masonry Contract	500.00	Construction cost increase	
Masonry Contract	1,750.00	Added bearing plates in stairs Additional masonry work at the stair tower removal/narthex opening and restrooms due to final structural design	ALT #3 or ALT#3A
Masonry Contract	9,500.00		
Metals	15,855.22		
Structural Steel	1,335.92	Additional steel at restroom per final structural design Additional steel at narthex opening per final structural design	
Structural Steel	2,962.50		ALT #3 or ALT#3A
Structural Steel	11,556.80	Steel for stair infill per final structural design	
Wood, Plastics and Composites	-3,592.00		
Thermal and Moisture Protection	0.00		
Openings	-12,668.22		
Finishes	65,837.15		
Drywall and/or Metal Framing	3,430.00	Construction cost increase	
Suspended Ceiling	3,614.00	Construction cost increase	
Suspended Ceiling	6,500.00	Material selection change	ALT #5
Suspended Ceiling	6,000.00	High ceiling grid and tile	ALT #1 or ALT #1A
Finish Flooring	10,241.15	Additional scope and upgraded material selection	ALT #10
Painting	36,052.00	Additional scope and more detailed plans Upgraded partitions, changing stations, additional sink (mirror, soap, paper towel)	ALT #10 & ALT #11
Specialties	7,224.00		ALT #6 & ALT #8
Furnishings	1,105.00	Added bowl per bathroom	ALT #8
Fire Suppression	-1,088.00		
Plumbing	-2,562.00		
HVAC	6,325.00		
Heating and Cooling	3,525.00	Change to Thermotech/Construction cost increase	
Heating and Cooling	2,800.00	Construction cost increase due to automated controls	
Electrical	-41,429.00		
Safety & Security	-6,821.25		
Total Project Increase	64,439.00		



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		Selected
Alternate 1: Remove High Ceiling Replacement in Gathering Area	\$ (6,700.00)	
Alternate 1A: Replace High Ceiling Tile Only in Gathering Area Grid Remains This alternate cannot be selected if Alternate 1 is selected.	\$ (1,500.00)	X
Alternate 2: Asbestos Abatement in Stair Tower	\$ (6,600.00)	
Alternate 3: Stair infill	\$ (8,720.80)	
Alternate 3A: Stair infill (1st Floor Steel and Concrete/2nd Floor C-joint and Plywood) This alternate cannot be selected if Alternate 3 is selected.	\$ (3,744.00)	X
Alternate 4: Replace ACT in Lobby 202 & Corridor 262	\$ 2,615.56	
Alternate 5: Install Armstrong Dune in lieu of Armstrong Cirrus	\$ (6,500.00)	X
Alternate 6: Baked Enamel Toilet Partitions in lieu of HDPE	\$ (1,643.00)	
Alternate 7: Solid Surface Counters in lieu of PLAM	\$ 4,694.09	X
Alternate 8: Additional Restroom Sink Credit per 10/2/20 Meeting	\$ (1,675.00)	X
Alternate 9: Remove Diamond Grinding	\$ (10,475.00)	
Alternate 10: Remove Flooring and Paint in Lobby 220 (existing finishes to remain)	\$ (3,787.60)	X
Alternate 11: Campbell Associates Painting Donation	\$ (8,715.00)	X
	\$ (21,227.51)	