

GRACE BAPTIST CHURCH RENOVATION PROJECT DESCRIPTION

GOAL: The purpose of this document is to clearly define the scope of the project, detail the tasks we have quoted, and list additional tasks that were not quoted. After review of this document, we should know what parts of the project we will complete ourselves and what parts will be contracted out. We will also have budget numbers for each phase of the project.

PROJECT DESCRIPTION: Perform a renovation of the entire church building that will provide necessary updates and prepare the building to better serve current and future church ministries. See individual phases for more detailed descriptions

PHASE 1

DESCRIPTION: Update the areas of the building that most people will see or use. Kitchen update to address issues and prepare for basement kitchen removal

ROOMS AFFECTED: Main Hall, Kitchen, Bathrooms, Hallway

INCLUDED IN LUNDY QUOTE: None of these projects were in Lundy scope

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

Main Hall

- Paint Walls (Money Approved)
- Basketball Hoops Retractable
- Portable Baptistry
- New Sound Booth
- Update Sound Equipment - New Sound Board Donated
- Updated Lighting (General & Stage)
- Stage Upgrades
- Additional Cosmetic Updates

Kitchen

- New Appliance Layout
- Add Second Stove
- Add Second Refrigerator
- Paint Walls / Cover Exposed Piping

Bathrooms

- Paint Walls / New Fixtures - Money approved in 2019 budget, ref. estimate from Howard Williams
- Refurbish Stall Dividers
- Cover Exposed Piping

Hallway

- Paint Walls / Remove Wallpapaer
- New Lighting / Window Treatments
- New Exterior Doors (Possible)
- Remove Coat Racks

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- Need to review Howard Williams estimate to see what was included in scope
- We can save substantial money if we do not need to replace flooring

PHASE 2

DESCRIPTION: Combine the two nursery spaces into one room by removing the dividing wall and lowering the floors to be on one level. Provide private space for nursing mothers / sleeping babies.

ROOMS AFFECTED: Nursery

INCLUDED IN LUNDY QUOTE:

- Demolition of dividing wall
- Remove Carpet from upper room (protect carpet in lower room)
- Demolish raised floor and supports in upper room
- Framing of removed wall, including temporary bracing
- Drywall over new framing
- New Carpet for upper room footprint only
- Drawings for Permit Review
- Permit Fees

Quoted Price: \$10,312

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- Carpet Installation
- Painting / Finish Work
- Electrical / HVAC
- Lower ceiling height in upper room so one ceiling level in room

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- New carpet in the entire room, to avoid trying to protect and color match existing carpet
- We will need to locate a temporary nursery while this room is under construction
- Talk with nursery staff about private areas and other areas for improvement

PHASE 3

DESCRIPTION: Remove part of existing ramp and replace with stairs. Remove half-wall on side leading to nursery.

ROOMS AFFECTED: Lobby, Surrounding Hallways

INCLUDED IN LUNDY QUOTE:

- Demolish existing carpet
- Demolish existing tile at front doors
- Demolish ramp section and half-wall
- Add framing to support remaining ramp section
- Build half-wall by new smaller ramp area
- Build wood step system
- Add metal handrails for steps (code requirement)
- Fill in doorway to existing upper nursery
- New tile and carpet (material only)
- Drawings for Permit Review
- Permit Fees

Quoted Price: \$35,138

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- Flooring Installation
- Painting / Finish Work
- Electrical / HVAC

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- If we decide to leave the ramp and wall as-is, then all work is basically cosmetic, costs drastically reduced
- Flooring and wall covering must be coordinated with spaces in phase 1, work could be completed at the same time.

PHASE 4

DESCRIPTION: Build raised platform in rear of chapel to serve as a sound booth and to provide an additional entrance/exit into the teen room. Build staircase to access platform. Remove existing pews and replace with chairs like used in Main Hall.

ROOMS AFFECTED: Chapel, Teen Room

INCLUDED IN LUNDY QUOTE:

- Cut Door Opening in Existing Masonry Wall
- Install Metal Door Frame with Solid Core Door and Hardware
- Build Walls to Support Wood Framed Platform with Partial Walls
- Finish All New Walls with Drywall
- Build Wooden Stair System in back of Chapel including stair horses, treads, risers, wall stringers, handrails, wood cap trim
- Supply Carpet for Steps and Platform Only (Material Only)
- Drawings for Permit Review
- Permit Fees

Quoted Price: \$27,960

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- New Carpet in Chapel (material and installation)
- Painting / Finish Work
- Electrical / HVAC
- New Seating
- Install new sound equipment
- Lighting Updates

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- Newly donated sound board for main hall will not fit on existing sound booth and will require construction of new booth. As an alternative to building an elevated sound platform, we could move the existing sound booth (and board) into the chapel. It would still be portable within the room, but would eliminate additional access point to teen room. This solution would provide significant cost savings

PHASE 5

DESCRIPTION: Remove the existing kitchen and baptistry. Add two bathrooms. Move existing walls to create more classrooms that are roughly equal in size.

ROOMS AFFECTED: Entire Basement

INCLUDED IN LUNDY QUOTE:

Sunday School Room and Meeting Room

- Demolish existing dividing wall
- Remove existing carpet and base
- Install new stud wall with drywall, taped ready for paint
- Adjust ceiling tile system to accommodate walls

Kitchen

- Demolish Existing Wall, Ceiling, and Flooring
- Install Drywall around outside walls, taped and ready for paint
- Install Carpet

Main Floor

- Demolition of existing carpet and wood base
- Install new carpet and floor base

Restrooms

- Construct two restrooms using metal stud walls with sound attenuation
- Drywall each side of wall, taped, ready for paint
- Install Toilet Compartments, Urinal Screens, Vanity Cabinets
- Install vinyl tile and trim
- Install Ceiling Tiles and grid system
- Install metal frame doors with wood doors
- Install door hardware and bathroom accessories

Separate Plumbing Scope

- Disconnect and cap water lines running to baptismal
- Removal of existing baptismal
- Concrete Cut, Removal, Excavation, and Backfill
- Install sanitary and vent piping (sanitary to tie to existing underground piping)
- Install insulated copper piping for hot and cold water to restrooms
- Furnish and Install Plumbing Fixtures
- Furnish and Install ceiling exhaust fans, ducts, and vents
- Excavate hole outside the building for sewer connection
- Backfill excavated hole
- Backhoe Delivery and Pickup
- Provide screenings in bottom of excavation
- Provide Trench Box
- Drawings for Permit Review

- Permit Fees

Quoted Price: \$97,480

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- Demolition of existing cabinets, countertops, capping of existing water lines
- Removal of contaminated excavated material or other debris found during excavating
- Painting / Finish Work
- Electrical / HVAC - basement requires significant rewiring (occupancy sensors)
- Ceiling Installation in Main Room

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

PHASE 6

DESCRIPTION: Construct a dedicated storage space off the back wall of the main hall, on same side as college room. Storage Space is approximately 800 - 900 sq. ft. Used to store chairs tables, and other equipment used in main hall.

ROOMS AFFECTED: New Construction, Tie-In to Main Hall

INCLUDED IN LUNDY QUOTE:

- Cutting a door opening into existing masonry wall
- Install metal door frame and hollow metal doors with hardware
- Excavation / backfill for foundation
- Reinforced stepped concrete footings and CMU foundation walls
- Install floor slab with stone base, vapor barrier, and reinforcement
- Floor joints and expansion joints
- Install wood stud wall framing with OSB wall sheathing
- Install wood roof framing with OSB sheathing, and roof felt
- Furnish and Install Insulation, R11 in walls, R38 in ceiling
- Vinyl Siding on exterior walls including all trim accessories
- Roofing consisting of metal roof panels including all trim accessories
- Install soffit, gutters, and downspouts
- Interior walls to be sheeted with OSB only
- Interior of ceiling rafters sheeting with drywall, taped and ready for paint
- Drawings for permit review
- Permit Fees

Quoted Price: \$64,764

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- Painting
- Drywall on Interior Walls
- Electrical / HVAC

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- Current Storage Space did not include windows
- Investigate alternatives to lower construction costs
- If still cost prohibitive, use college classroom as dedicated storage and hold those classrooms in another section of the church

PHASE 7

DESCRIPTION: Construction of Dedicated Entrance and Lobby into the Main Hall.

ROOMS AFFECTED: New Construction, Tie-In to Main Hall

INCLUDED IN LUNDY QUOTE:

- Cutting two door openings into existing masonry wall
- Excavation / backfill for foundation
- Reinforced stepped concrete footings and CMU foundation walls
- Install floor slab with stone base, vapor barrier, and reinforcement
- Floor joints and expansion joints
- Install Exterior walls consisting of split-faced block similar to existing
- Aluminum storefront doors and windows in addition with 1" insulating glass
- Install wood scissor trusses with OSB sheathing and roof felt
- Roofing consisting of metal roof panels including all trim accessories
- Install studded interior wall over existing exterior wall of main hall
- Interior walls and ceiling covered in drywall, taped and ready for paint
- Furnish and Install Insulation, R11 in walls, R38 in ceiling
- Supply Carpet and floor base (material only)
- Install soffit, gutters, and downspouts
- Drawings for permit review
- Permit Fees

Quoted Price: \$137,929

ADDITIONAL TASKS NOT INCLUDED IN QUOTE:

- Carpet Installation
- Adjustments to Stormwater Runoff
- Installation of door frames and doors in existing wall
- Electrical / HVAC/ Lighting
- Painting / Finish Work

ALTERNATIVE SOLUTIONS AND ADDITIONAL COMMENTS:

- There entrance design including significant amounts of class and expensive stone siding, reducing the amount of glass and choosing a more economical siding will reduce cost