

# **St. John's Lutheran – Project Scope/Budget Description**

## **Phase 1**

**Scope Description** – 7,800 sq. ft., Renovate existing Sanctuary & Chancel, Narthex, Porch, Library, Lounge, Choir Practice, Toilet Rooms, parking Lot and Sacristy.

### **General:**

- Inspect and replace existing HVAC systems as required (allowance).
- No asbestos or other hazardous material removal is included.

### **Site/Entry:**

- Add (20) parking spaces to the end of the existing asphalt parking lot, pulverize and re-surface the existing parking lot and entry drive.
- Add automatic door operators to existing south entry doors.

### **Sanctuary/Narthex:**

- Remove central area (inc. two columns) of Sanctuary wall between the existing flanking rear double doors. Keep the existing structural columns (reinforce as required) and install new steel beam to carry existing structural roof elements from Sanctuary and Narthex. Add footing (in crawl space) as required to take additional load.
- Remove existing Sound Booth.
- Install new tri-folding wood & clear glass doors at new central rear opening.
- Remove rear three rows for pews for new chair seating.
- Build new ½ wall (wood paneled) Sound Booth per plan.
- Install new 12" x 12" ceramic tile flooring.
- Paint all currently painted walls.
- Touch-up existing stained and varnished wood trim and paneling.
- Replace existing lighting (100%).
- Add air conditioning to the HVAC system serving the Sanctuary and Narthex/Sanctuary. Provide ground mounted RTU with insulated primary duct runs on existing roof. Possible alternate for (2) furnaces with direct (thru-wall) supply.

### **Chancel:**

- Replace existing carpeting
- Redo existing north wall (see Chancel Option elevation).
- Paint all currently painted walls.
- Touch-up existing stained and varnished wood trim and paneling.
- Replace existing lighting (100%).
- Replace communion rail with new removable wood railing.

**Library, Lounge, Choir Practice & Sacristy:**

- Replace existing carpeting.
- Paint all currently painted walls.
- Touch-up existing stained and varnished wood trim and paneling.
- Replace existing lighting (50%).
- Replace Lounge window treatments.
- Replace Lounge west exterior windows.
- Remove existing west Narthex Door and replace with new window assembly.

**Toilet Rooms:**

- Remove existing walls, fixtures, doors and finishes
- Build new walls & install new doors and plumbing fixtures
- Replace existing finishes to the nearest inside corner adjacent to remodeling work.

**CONSTRUCTION BUDGET TOTAL: \$509,000.00****Allowances Included:**

- Decorative Folding Door (Approximately 7'-6" x 30') - \$ 35,000
- Decorative Chancel Option # 7 - \$ 15,000
- Air Conditioning for entire Sanctuary and Narthex - \$ 108,000

**Design Fee - \$28,500****Construction Management - \$23,000****FF&E: (by owner – est. \$70,000.00)**

- Replace existing sound system.
- Acquire new Sanctuary seating, 50% stacking with arms and upholstered 50% with arms, upholstered and interlocking to adjacent seat.
- New overhead projection system.
- Owner to confirm additional needs.

**Soft Costs: (by owner – est. \$32,000.00)****TOTAL PROJECT BUDGET: \$662,500.00**