

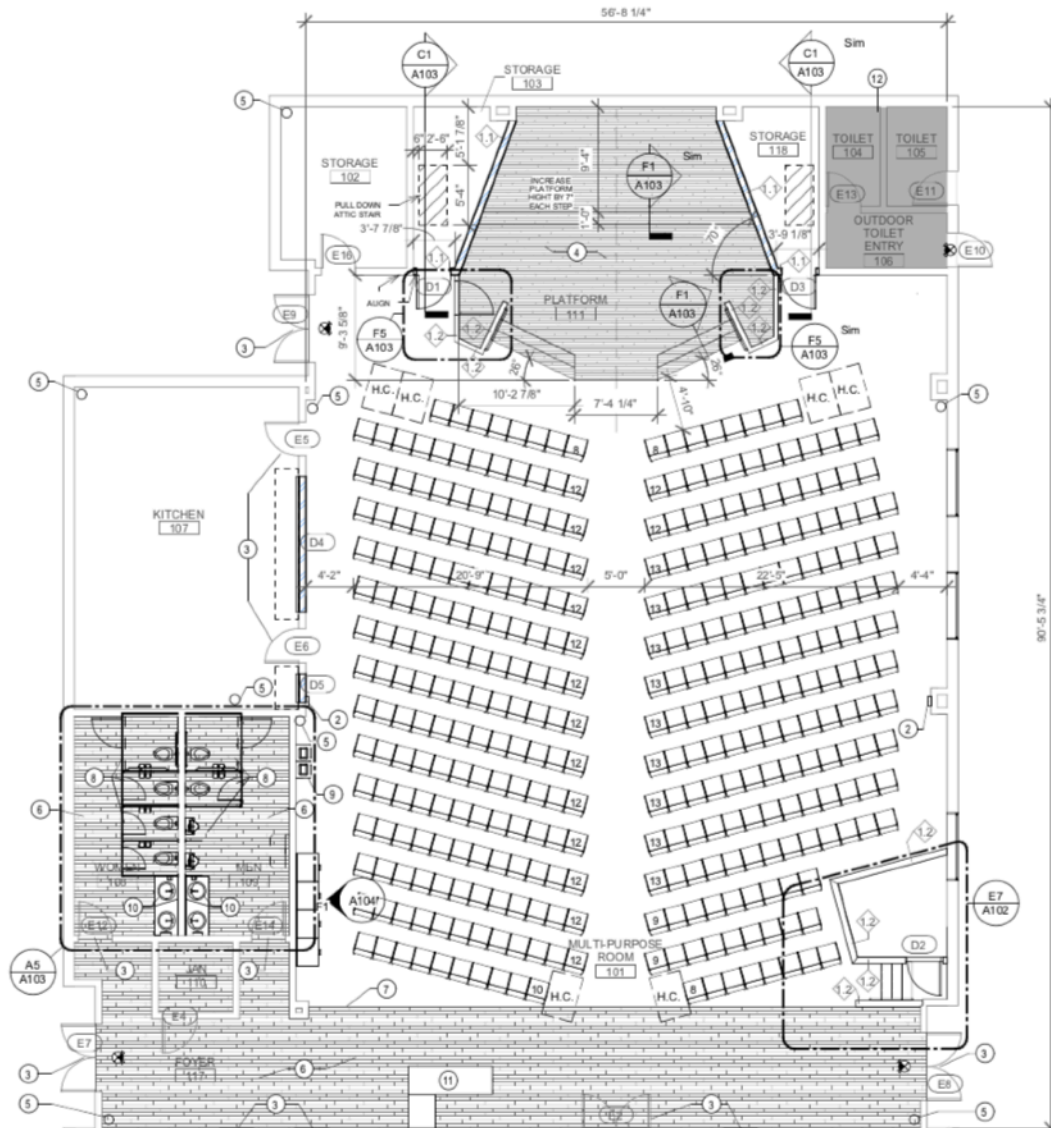
CHURCH INTERIORS INC.

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FAMILY LIFE CENTER RENOVATION MANCHACA FIRST UNITED METHODIST CHURCH

1011 FM 1626, Manchaca, TX 78652



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INTRODUCTION

The existing Family Life Center serves as a multi-use space for contemporary services, food service, jazzercise and other activities throughout the year. The building is fire sprinkled, has updated HVAC and adequate points of egress.

Upgrades will be primarily cosmetic, with some framing of new walls and stage at the existing platform area of the room to create more flexible stage and storage areas to accommodate the space now and in the future. Recommended A/V upgrades include new stage lighting, new projection location, hanging of speakers, new permanent sound booth location and dimming systems. Cosmetic enhancements to the room will include a new acoustic tile system, upgrading to LED lighting, new floor covering, paint/trim/millwork and various design accents throughout the space.

Interior design and color scheme will be addressed in more detail upon finalized scope and architectural layout.

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I. GENERAL CONSTRUCTION - MAIN ROOM/ENTRIES

SCOPE OF WORK

REMOVE, DEMO

1. Remove existing VCT (vinyl composite tile) in entry ways and at front of kitchen, carpet in main room and vinyl cove base throughout.
2. Disassemble and save existing platform and risers, saving for church repurposing. Moving pieces
3. Remove existing lighting rigs/trusses from ceiling and save.
4. Demo existing acoustic ceiling tiles throughout entry spaces and main room, salvaging and supplementing grid system as necessary and saving/re-using any existing insulation. No new insulation included.
5. Remove and save (2) existing projections screens.
6. Remove and re-install mural and water fountain to accommodate new lighting and paint in this area.
7. Church to remove all non-permanent fixtures and equipment that is not to be disposed of during renovation (crosses, musical equipment, tools, banners etc.) prior to the commencement of work.

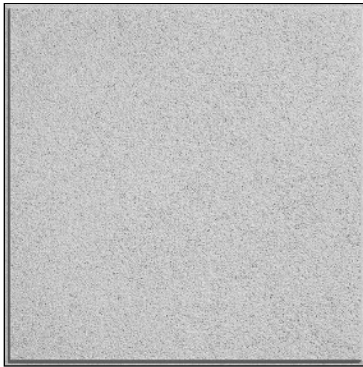
FRAMING, CARPENTRY, DRYWALL AND PAINTING

1. New stage will be framing, joists and plywood deck per the new floor plan. Handrails will also be provided and installed at side stairs.
2. A permanent platform/riser system will be fabricated at the rear of the new stage for musicians and performances. Depth dependent on final overall stage depth.
3. Framing of new walls on both sides of stage area to create (2) storage spaces, flanking platform per architectural plans. All new walls in these storage areas will be drywalled, taped, floated and painted.
4. Ceilings in rear storage area will be same new acoustic ceiling system as main room.
5. Frame and deck an upper storage platform/shelve in (2) new storage rooms (no ladder)
6. HVAC reconfiguration for supply and return at new storage area, including flex and supply/return.
7. Frame out openings at side walls to the left and right of the stage for access to HVAC unit(s).
8. Clean/refinish existing supply/return grilles in main room and entry.
9. Stage area will be drywalled, taped, floated and painted. Ceilings to be acoustic ceiling tile.
10. New vertical wall trim columns at corners (design TBD on site). *\$2,000 Allowance*
11. Stage wainscot/trim package to include up to 5' height for craftsman wainscot design at rear stage walls. Also included is baseboard and cap/chair rail. Up to 250 sq. ft of wainscot treatment and 175 linear ft. of base and cap trims at this area.
12. Install new paint-grade baseboard to be installed on platform. 6" cove base throughout main floor.
13. All new and repair drywall work will be blended with surrounding walls.
14. Drywall repairs: Existing and new as result of ceiling, platform, electrical, A/V, etc. work.
15. Patch small drywall damage in 1 classroom and paint.
16. All walls will be primed and painted. Provide up to (3) main/accent wall colors, (1) trim paint color and (1) stain color.
17. Windows to be caulked as necessary, cased and painted, along with existing sills.
18. A permanent sound booth will be fabricated at south wall of main room near entry as shown in plans, with a new built-in countertop.

I. GENERAL CONSTRUCTION - MAIN ROOM/ENTRIES

SCOPE OF WORK (Continued)

19. Ceiling grid system will be re-utilized as feasible to house new tegular acoustic tiles that have a revealed edge, reducing visibility of ceiling grid for a cleaner look. New grid work may be necessary, depending on condition of existing and desired dimensions of new tile and is included. Grid will be painted to match/blend with new tile color to blend. Includes removal/reinstall of existing insulation. Color options available for ceiling tiles - gray/charcoal color suggested for more dramatic contrast with lighting and other elements in room.



20. Exterior of sound booth to be finished with drywall and to be painted. Stained or painted wood cap and baseboards on pony walls. A lockable door will be installed, the interior of the sound booth walls will also be drywalled and painted.
21. Two new doors at new storage per architectural layout at new storage areas. Doors will be painted and receive new hardware (handles, hinges and kickplates).

MISCELLANEOUS/EQUIPMENT RENTAL

1. Scissor Lift (1 Month Rental)
2. Dumpsters
3. Scaffolding

I. GENERAL CONSTRUCTION - RESTROOMS

1. Remove existing partitions in both restrooms (save) and replace with new (existing layout).
2. Remove and re-install existing toilets/sinks in preparation for new partitions
3. Demo existing partitions and replace with new
4. Demo existing wall and floor tile
5. Replace existing countertops and soap/paper towel dispensers in both restrooms
6. Paint all exposed walls
7. Remove and replace existing mirrors
8. Replace push/pulls and kick plates on doors and floor drain covers
9. Examine plumbing issue at men's sink/pipes (vibrating when water turned on). *\$300 repair Allowance.*
10. Demo existing tile throughout Provide and install new floor and wet wall porcelain tile

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II. GENERAL CONSTRUCTION - ELECTRICAL

1. Demo existing lighting fixtures throughout entry area and main room and 2 restrooms.
2. Provide any and all necessary circuits to new platform floors and walls.
3. Provide any and all new circuitry for additional house lighting, theatrical lighting, projection, dimming capability, speakers (to be coordinated with A/V consultant).
4. Any necessary circuitry not currently existing in main room for stage, soundbooth and A/V.
5. New plate covers throughout main room and two new storage areas.
6. Installation of all new house lighting. Fixture details and pricing will be in a separate section below. Theatrical lighting will be installed by A/V consultant and also provided in a separate section.

Project Notes:

- Above scope includes full-time on-site management by Church Interiors designated superintendent. Superintendent will both supervise/perform work and be main on-site point of contact.
- Any necessary walls, plastic, hardware, etc. to protect/cordon off construction areas included
- All necessary travel, trailer/storage and per diems for subcontractor and superintendent included
- Progress and final cleaning of work area included

Section	Line Item(s)	Cost
I.- II. General Construction and Electrical	ALL	\$ 247,970.00
Total Cost Sum		\$ 247,970.00

III. GENERAL CONSTRUCTION - MAIN BUILDING *OPTION

1. A turnkey allowance to paint (4 doors, all walls and 3 cabinets), repair/replace ceiling tile/grid (convert to 2x2 tegular throughout) and new LED lights for entire east/west corridor of the main building is included in "Price Computation" section. No insulation is included. This section can be removed and re-assessed for exact design/scope/price as added work once the project begins.

IV. HOUSE LIGHTING FIXTURES

SCOPE OF WORK

PROVIDE FIXTURES FOR THE FOLLOWING AREAS

1. 42 new recessed architectural LED recessed light fixtures at main room (26) , rear entry walkway under soffit (12) and new storage areas (4).
2. Fixtures will be in 4000-5000K (warm/neutral) color range.
3. 38 lights in the main room will be dimmable 0-10V fixtures, zoned, wired and controlled in conjunction with a new theatrical lighting system provided by Cross Systems A/V.
4. Lights will have a minimum 25,000 hour rating and 5 year warranty.
5. Lighting will provide at least 25 foot candles, based on lumens and beam angles.



Commercial LED Downlight

Section	Line Item(s)	Cost
III. House Lighting Fixtures - Option 1	ALL	\$ 6,750.00
Total Cost Sum		\$ 6,750.00

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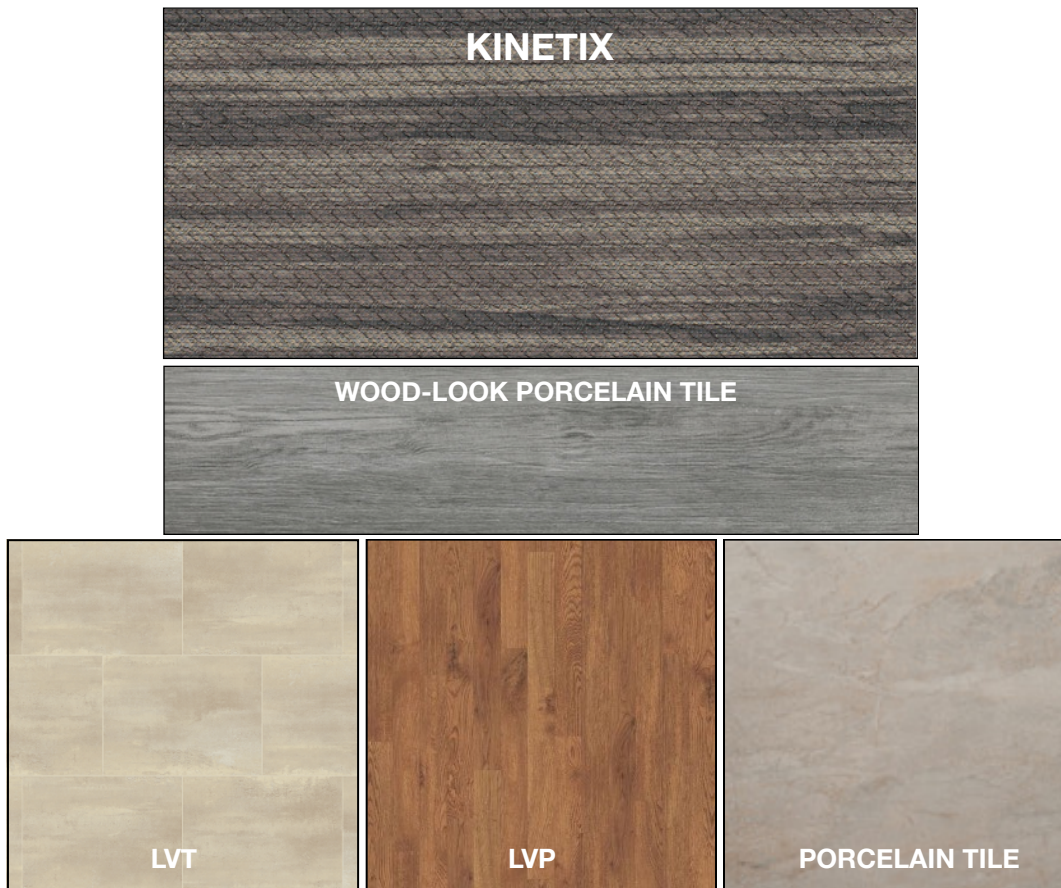
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V. FLOOR COVERING

SCOPE OF WORK

PROVIDE AND INSTALL FLOOR COVERING FOR FOLLOWING AREAS

1. Install new carpet or *Kinetix* in main room and new backstage storage.
2. New stone LVT or wood look LVP at new stage, (3) entry spaces and kitchen serving area.
3. New porcelain floor and wet wall (up to 5') tile in (2) restrooms.
4. Includes all vinyl cove base, transitions and nosing.



Project Notes:

- All pricing is contingent on final decisions/selections
- 20 year - lifetime warranty on carpet
- 15-20 year commercial warranty on hard surface products
- All flooring is direct glue down

Section	Line Item(s)	Cost
IV. Floor Covering	ALL	\$ 39,100.00
Total Cost Sum		\$ 39,100.00

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VI. AUDIO, VISUAL AND THEATRICAL LIGHTING

SCOPE OF WORK AND PRICE INCLUDED IN SEPARATE PROPOSAL (CROSS SYSTEMS A/V)

1. See separate A/V Proposal addendum from Cross Systems.

Section	Line Item(s)	Cost
VI. Audio, Visual and Theatrical Lighting	ALL	\$ 101,648.09
Total Cost Sum		\$ 109,996.75

VII. GENERAL REQUIREMENTS

SCOPE OF WORK

THE FOLLOWING ARE STANDARD REQUIREMENTS FOR PERFORMANCE OF PROJECT

1. Church Interiors Project Management and Travel
2. Construction Documents from Architect
3. Interior Design
4. Permitting Allowance
5. Insurance
6. Shipping and Freight
7. Limited Contractor Contingency

Section	Line Item(s)	Cost
VII. General Requirements	ALL	\$ 20,875.00
Total Cost Sum		\$ 20,875.00

VIII. PRICE COMPUTATION

Section	Line Item(s)	Cost
I.-II. General Construction (FLC Main Room/Restrooms/Electrical)	ALL	\$ 247,970.00
III. General Construction (Main Building Option)	ALL	\$ 35,350.00
IV. House Lighting	ALL	\$ 6,750.00
V. Floor Covering	ALL	\$ 39,100.00
VI. Audio, Video and Platform Lighting	ALL	\$ 101,648.09
VII. General Requirements	ALL	\$ 20,875.00
Total Cost Sum		\$ 451,693.09

IX. TERMS AND CONDITIONS OF CONTRACT

Church will designate one representative as coordinator with Church Interiors. No direction will be made to Church Interiors except through church's coordinator.

All products are custom made or custom ordered and orders are not subject to cancellation. Cancellation or restocking charges by manufacturers or subcontractors will be charged to the church if cancelled by the church.

The schedule is based on the original contract. Changes in the Scope of Work or unforeseen such as delivery of materials or delays in permitting may affect schedule. There will be no rewards or penalties for completing the work ahead of or behind of schedule. If storage fees for any materials are incurred due to a delay imposed by the church, such fees will become responsibility of the church.

All materials will be of good quality and all workmanship will be done to high industry standards. Change orders will be handled at Church Interiors' cost plus 10% for overhead and profit.

It is recommended that the church retain additional 7-10% of contract price for additions/unforeseen conditions or requested additions to the scope of work. Allowances are for decisions yet to be made or unknown conditions. If full allowance amount is not used, church will be credited back remaining balance. If allowance is to be exceeded, church will be notified and must give approval and will be responsible for additional cost via change order.

Unless otherwise noted this contract does not include provisions for jobsite office trailer or portable restroom facilities. The church shall designate restroom to be used by workmen. These items can be added for an additional cost.

Construction Billing Schedule

The Construction Billing Schedule is a guideline and payments are to be adjusted based on work in place or materials stored. If the work is ahead of schedule, it will be reflected in the Construction Billing Schedule. Change orders will be reflected in the Construction Billing Schedule.

Payments shall be in accordance with the Construction Billing Schedule. Payments to be made on the dates per the schedule. Change orders will be reflected in an updated schedule as they occur.

The goal of Church Interiors is to perform the renovation so that you will be out of your sanctuary for as little time as possible. All material is custom made or custom ordered for your church and requires deposits. Floor covering and fabric is custom made and held at the factory or shipped to our warehouse before the project starts. The mobilization deposit for the project will be 20%. The deposit amount will be reflected on our Construction Billing Schedule and will be due upon contract signing.

Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 3 and elsewhere in the Contract Documents. A Change Order shall be based upon agreement among the Owner and Contractor.

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Change orders will be handled at Contractor's cost plus 10% for overhead and profit. Any unforeseen existing conditions that would require additional materials/labor to accomplish the contract scope of work are not included. Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

This proposal includes carpet installation on existing floor conditions. Sometimes in older buildings the floor under the existing carpet is uneven, separated or damaged. Sometimes carpet is installed over existing tile or existing carpet. Any costs to repair floor, remove tile, remove hidden carpet, extensive patching, or provide new underlayment are not included. Includes removing existing carpet and depositing in a dumpster.

Moisture seeping through concrete will prevent floor covering from bonding to the floor. Church Interiors, Inc. will not guarantee installations resulting from moisture problems.

Church Interiors uses specialty crews, factory installers and subcontractors that can travel hundreds of miles to preform our work. The Construction Billing Schedule reflects payments for work in place without retainage. It is important that each phase be inspected and signed off while our crew is at the jobsite before they leave. Inspections after each phase will eliminate expensive call backs and punch lists at the end of the project.

AIA Contract (American Institute of Architects)

An AIA contract which allows for retainage and no deposit can be executed for an additional cost of 5%.

A Performance and Payment Bond can be provided for an additional cost of 4%.

Building Permits

Allowance for a Building Permit is not provided - an electrical permit is included. Additional architectural work, engineering, drawings and additional permits are not included if required by the local building enforcement authority. Some local authorities require sprinkler systems, updated HVAC systems, zoning permits, additional ADA requirements, ADA emergency holding areas, earthquake codes, hurricane codes, extensive detailed drawings (architectural or engineered), etc. Upon acceptance of this proposal, Church Interiors will submit drawings for approval to the local authority. If additional cost is required, it will be submitted to the church for approval before work is done.

One (1%) interest shall be added each month to unpaid balance.

Sales or use tax is not included (Church to provide tax exempt forms to Church Interiors if applicable).

Warranties:

When a carpet includes a "limited wear warranty" for a period of 15 or 20 years, the carpet is guaranteed to wear less than 10% during the warranty period on all flat surfaces. Stairs and risers, and areas under desk chairs without a mat are not included. Pulls, tears, stains and burns are not included. Carpet installation is guaranteed for a period of one year.

Unless otherwise noted wood engineered flooring finish is guaranteed not to wear through finish for a period of ten (10) years.

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Exclusions: Any work not explicitly stated in the above scope of work is not included in scope or price, including but not limited to the following: Removal of any fixtures/furnishing not mentioned in above scope, any “unforeseen” or “discovered” elements related to above scope of work, exterior, landscaping work or signage. Unless otherwise noted, the cost for lead abatement, asbestos abatement or testing for hazardous materials such as lead or asbestos is not included.

Assumptions: It is assumed the original architectural drawings provided by the church show accurate structural notations.

Clarifications: This contract will supersede any errors or omissions by architect and rendering artist. Renderings are a depiction of what the sanctuary can look like and in no way constitutes contractual obligation. If entire amount for any “Allowances” (Cost of labor and materials plus 10%) is not used, a credit will be provided back to the church.

ADDENDUM

The following items should be considered, but are not included in this proposal:

1. Moving of piano, organ, any other instruments/fixtures, audio/video equipment, plaques, hymnbooks from pews, etc. that will need to be removed prior to the renovation are the responsibility of the church, unless otherwise stated above.
2. It is recommended the church hire professional piano and organ movers.
3. A list of requested items we are removing that the church wishes to be saved should be provided before the project starts.
4. A considerable amount of dust will be created during construction work. Church Interiors will provide protective barriers to keep dust to a minimum in other areas of the facility. A clean job-site will be kept by the superintendent and a final clean of the construction areas will be provided. Cleaning of any areas will not be included unless our crews utilize them.
5. Church Interiors will need access to restrooms, water and power. Utility costs to the church may increase during the renovation.