



May 16, 2022

Mr. Carey Carscallen  
Pioneer Memorial Church  
8655 University Blvd.  
Berrien Springs, MI 49103

Re: Pioneer Memorial Church Elevator Project

Mr. Carscallen,

As requested, Weigand Construction Co., Inc. submits the following development estimate for furnishing construction services for the Pioneer Memorial Church Elevator Project. Our proposal is based on Abonmarche 75% plan set and the following clarifications.

### **Division 1 General Conditions**

1. Project supervision and coordination on site as required.
2. Local building permits.
3. Continuous cleanup.
4. Dumpsters/removal of all debris.
5. Final clean up including dusting, windows, vacuuming and mopping.
6. Temporary wall partitions with temporary doors to maintain acceptable fire egress.
7. Safety audits and inspections during construction.
8. Temporary fire extinguishers.
9. Operations and maintenance manuals.
10. One-year warranty on labor and materials.
11. Tools and equipment.
12. Negative Air Machines and/or negative air exhaust for the duration of the project.
13. Work to be performed during normal business hours.
14. We will need a fenced laydown area in the parking lot.
15. **We will remove temporary protection and clean up construction areas for use most weekends. There will be some weekends that the difficulty of work will prevent us from opening certain spaces on weekends.**

### **Division 2 Selective Demolition**

1. Remove walls, floors, ceilings, etc. per plan.
2. Remove carpet in south gathering space

### **Division 3 Concrete**

1. Excavate for new elevator pit either by hand or by hydro excavation
2. Install helical anchors under existing footings.
3. New footings & walls for elevator pit with sump pit (no drain tile).
4. North wall of pit to extend to grade level 95' elevation.
5. Sheet membrane waterproofing underneath pit and on sidewalls.
6. Slab on grade infill with dowel pins to existing slab.

#### **Division 4 Masonry**

1. Removal & installation of new masonry walls in standard running bond.
2. Supply and install all lintels & steel supports in walls.

#### **Division 5 Steel**

1. Metal deck and angle for floor infills
2. Angle on south edge of elevator wall to support precast

#### **Division 6 Wood & Plastics**

1. Plastic laminate casework and top for foyer with sink cutout.
2. Reinstall and/or provide new top of wall trim at new hoistway and other walls adjacent to altar.
3. Add trim at new media and workroom walls to match existing.

#### **Division 7 Thermal/Moisture Protection**

1. Miscellaneous caulking.
2. No fireproofing or fire rated walls included.

#### **Division 8 Doors & Windows**

1. New hollow metal frames and wood doors per floor plan.
2. New glazed borrowed lite frames per floor plan.

#### **Division 9 Finishes**

1. Reinstall carpet in basement choir room. New carpet in work & media rooms, main worship space, hall behind altar, and south foyer. Walk off carpet in new vestibule and elevator.
2. Remove and patch acoustical ceiling in choir, lower level restroom, adjacent rooms as necessary. New ACT in vestibule, stair, hall, media, and work rooms. Tile to be USG Radar 2310 or equal.
3. New gyp board structural and non-structural walls, and structural metal stud platforms with ¾" plywood. Hat channel with drywall on face of elevator.
4. All walls painted finish. Where new walls intersect existing, paint adjacent walls to nearest stopping point.

#### **Division 10 Specialties**

1. None

#### **Division 14 Elevator**

1. Schindler 3300 XL Electric Traction Elevator. Three stops with doors on both side of car.

#### **Division 21 Fire Protection**



1. None.

### **Division 22 & 23 Mechanical**

1. Relocate unit heaters in existing vestibule, media room and work room.
2. Include transfer duct or door grilles on new rooms.
3. Plumbing for one new sink & faucet.

### **Division 26 Electrical**

1. Remove two pendant lights in youth chapel.
2. Relocate electrical for three unit heaters.
3. Conduit & raceway for elevator call buttons. Power to elevator 50A maximum feed..
4. No work to audio/visual systems.
5. Relocate door hold and smoke detection. Allowance of \$4500 included for fire alarm relay and monitoring for elevator.
6. Electrical design
7. General electrical switch and power relocations for new plan.

### **Exclusions (not limited to):**

1. All design and engineering. We suggest that it may be less expensive to handle MEP as design-build contracts.
2. Remediation of hazardous materials.
3. Performance and Payment Bonds. These can be provided at an additional cost if required.
4. Premium time.
5. Signage – interior or exterior.
6. Any unforeseen conditions discovered during demolition.
7. Furniture, appliances, or equipment – furnished and installed by Owner
8. Voice/data cable and equipment.
9. State/Local plan review/costs.
10. Dedicated second floor heating & cooling unit.
11. Second floor cabinets & sink.

We appreciate the opportunity to provide the attached budget for you. Please contact our office should you have any questions or need additional information.

Sincerely,

WEIGAND CONSTRUCTION CO., INC.



**Jonathan Foglesong**

Director of Estimating, South Bend

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