



EMANUEL'S LUTHERAN CHURCH

Seguin, TX

Proposal for Sanctuary and Narthex Area Renovations

Prepared by Archetype Construction | In Collaboration with Powers Goolsby Architects

October 1, 2026

Introduction:

We are pleased to provide this proposal for design-build services of sanctuary and narthex area renovations and upgrades at Emanuel's Lutheran Church of Seguin, TX. This document outlines the current scope of the project, based on the initial conceptual drawings and design to this point. Pricing is budgetary until final construction drawings and documents are produced upon congregational and Church leadership approval to proceed.

Upon approval to proceed with architectural, engineering and interior design documents for permitting and final project costing, Archetype Construction will convert this proposal into a design-build contract based on an agreed upon target budget and scope to finalize all project details and specifications. The cost for these deliverables and services are included as part of this current proposal, not in addition to it.

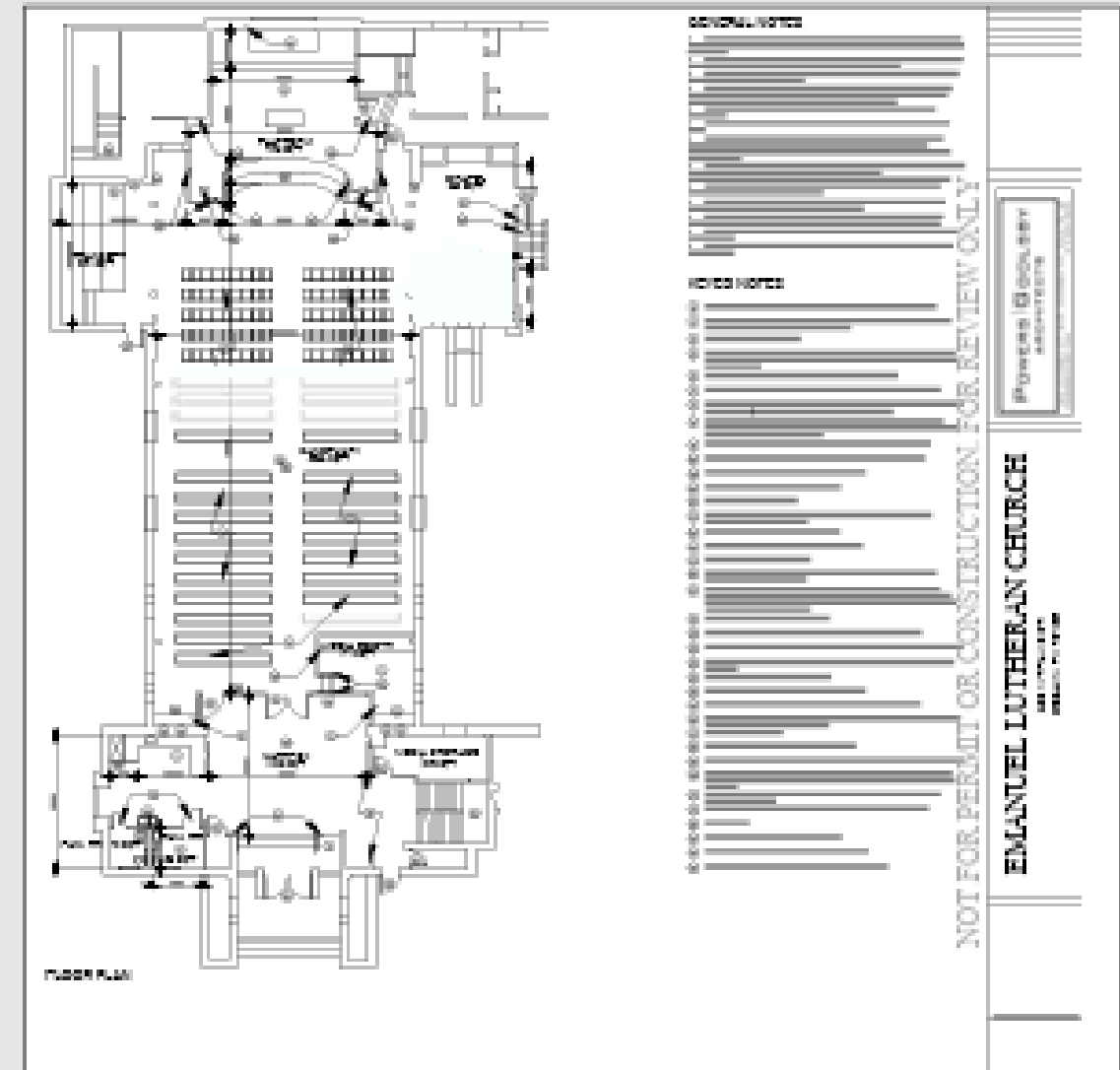


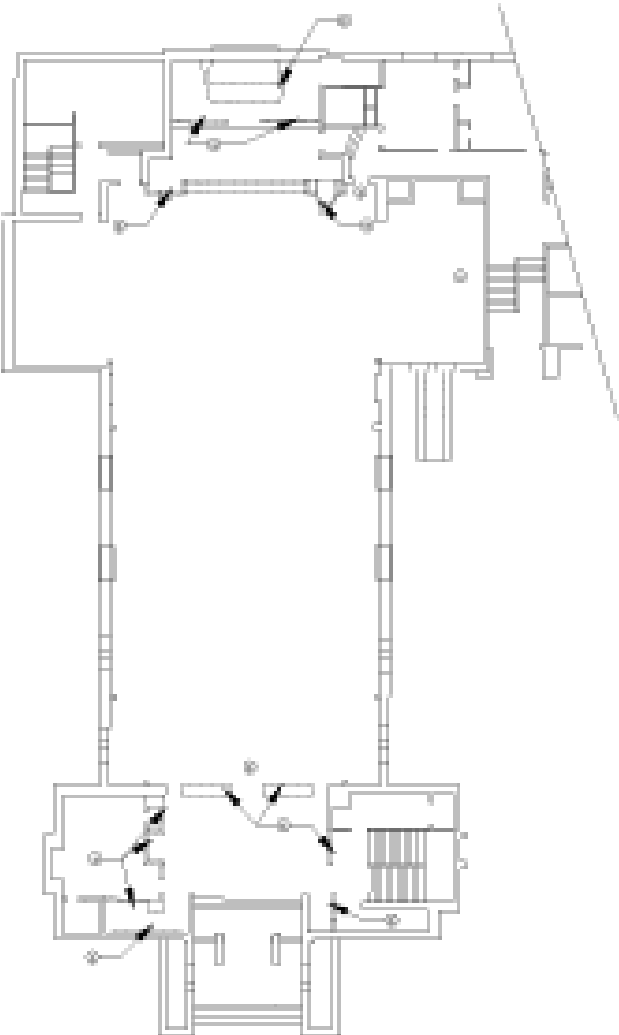
Location: 206 N. Travis St. Seguin, TX 78155

THE PROJECT — SCOPE PRIORITIES RECAP

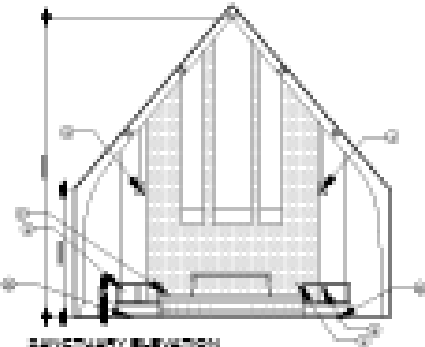
Approximate Area Square Footage = 7,400

- 1 Narthex/Restroom Expansion**
Opening walls, expand into sanctuary, cafe, additional restroom, flooring, lighting, paint, rails, staircases
- 2 Audio/Video/Lighting**
Major infrastructure updates with new audio, video displays, theatrical/house lighting/control, media booth and stage upgrades
- 3 Sanctuary Seating Reconfiguration**
Refurbished pews and new chairs in revised layout for improved comfort, accessibility and flexibility
- 4 New Chancel/Choir Configuration**
Expanded front chancel area for flexibility and relocation of choir, including new railings and steps
- 5 Accessibility and Code Upgrades**
ADA restroom addition, dedicated ADA pew spaces, existing exterior ramp upgrades, handrails, improved lighting, etc.
- 6 Various Cosmetic and Custom Upgrades**
Plaster/drywall repairs, paint, cabinetry, millwork, floor coverings, stained glass repurposing, custom doors, acoustic panels, etc.

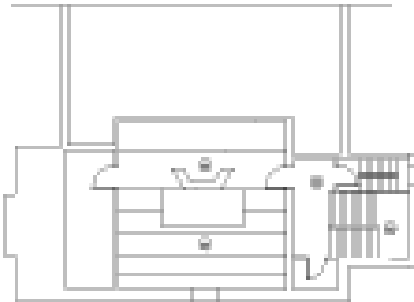




DEMOLITION PLAN



EXTERIOR ELEVATION



BALCONY PLAN

GENERAL NOTES

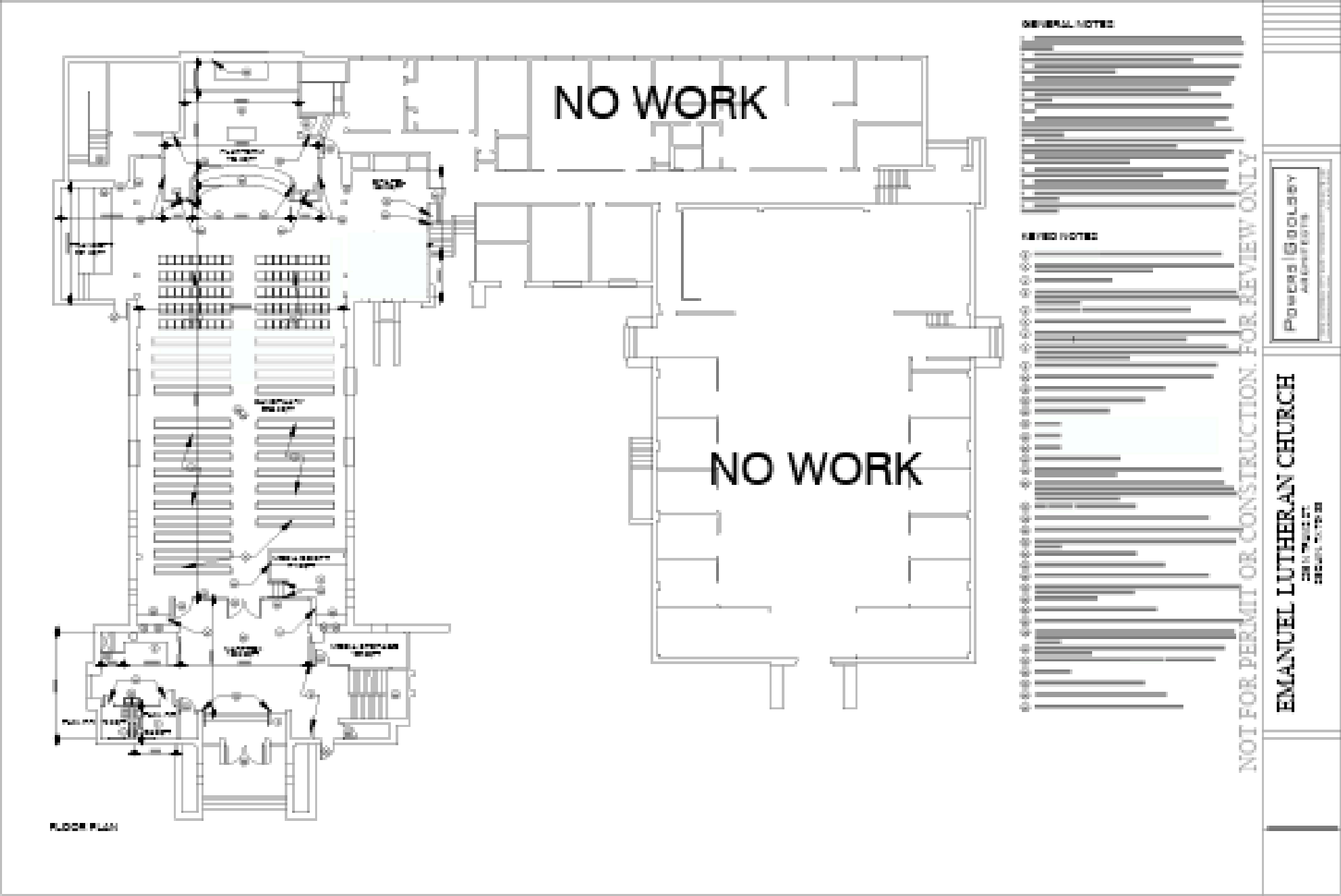
KEYED NOTES

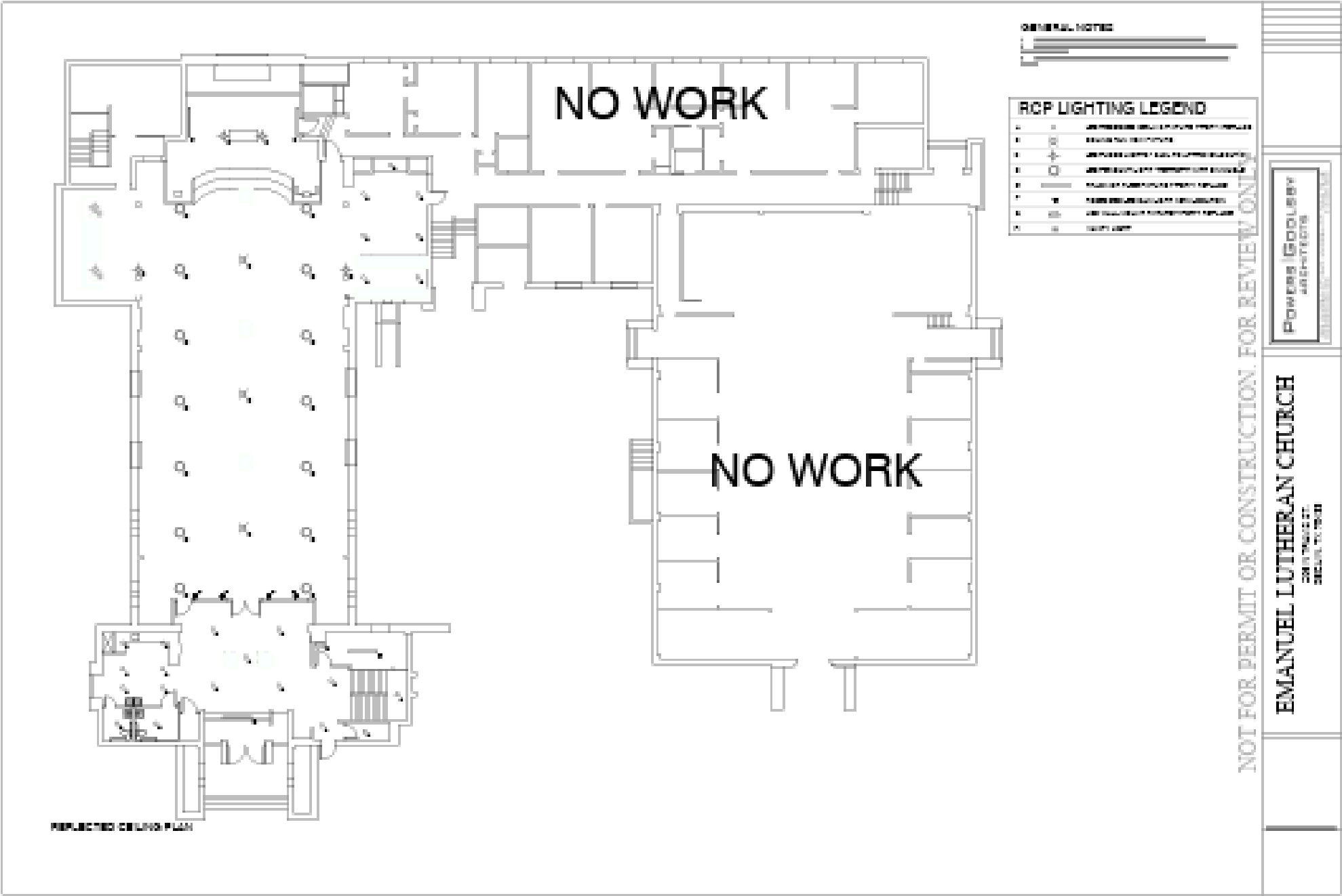
NOT FOR PERMIT OR CONSTRUCTION. FOR REVIEW ONLY

POWERS / GULLSBY
ARCHITECTS

EMANUEL LUTHERAN CHURCH

331 LUTHER DR.
DECATUR, GA 30030





AUDIO/VIDEO/LIGHTING SCOPE

San Antonio Sound and Light

AV System Description

This integrated audio-visual system is engineered for contemporary worship or performance space, combining high-performance sound reinforcement, sophisticated lighting control and multi-source video distribution. The design emphasizes clarity, flexibility, and scalability to support both spoken-word and music-driven events.

Audio System

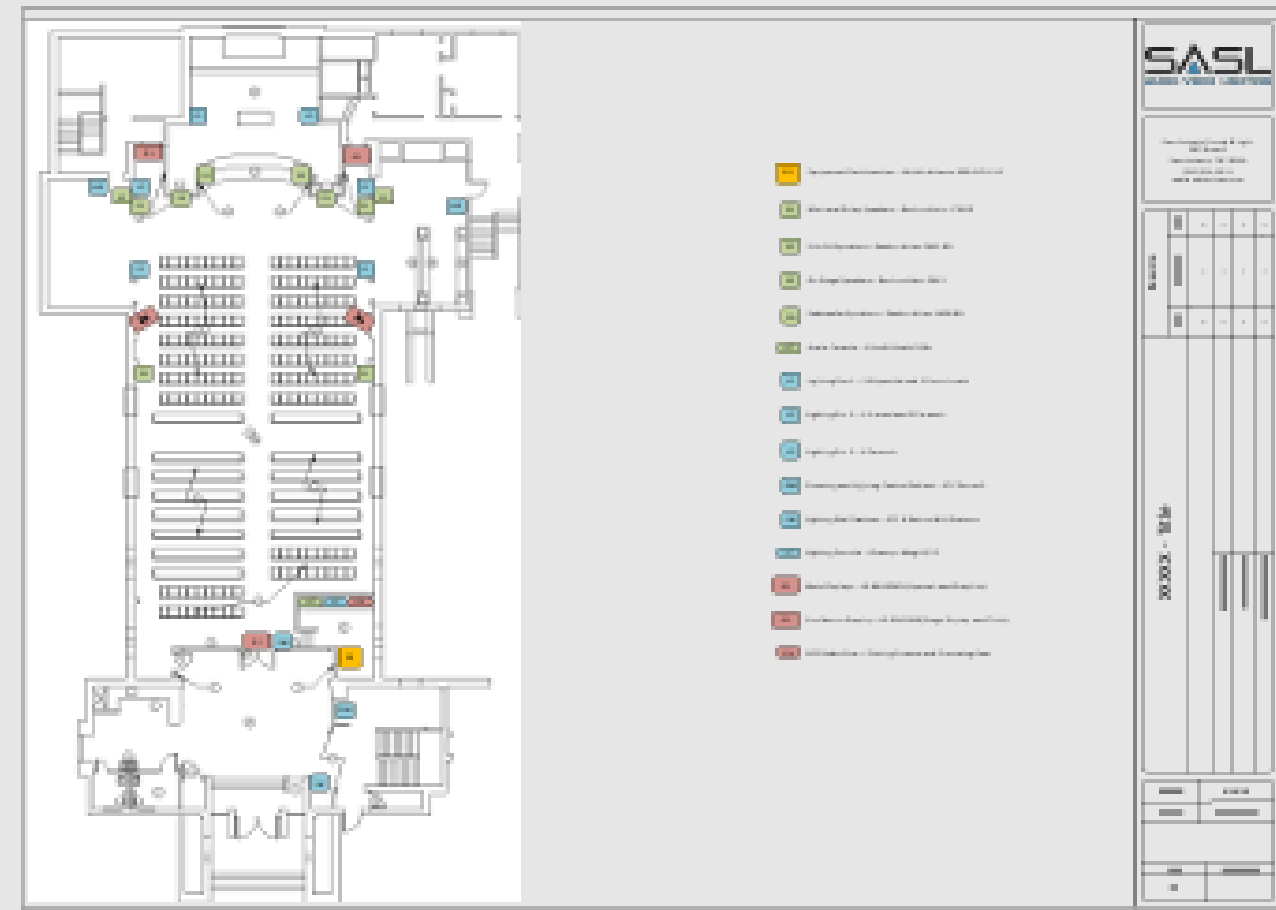
A complete, professional audio system including new main/delay loudspeakers, side fills, stage monitors, digital signal processing and amplification. System includes a new digital mixing console and stage box, wireless microphones with antenna distribution and dedicated microphones for organ/ambient sound, lectern, altar and choir. Ceiling speakers in narthex/fellowship hall, connection plates, cabling, hardware, programming, system tuning and commissioning are also included.

Lighting System

New theatrical/platform lighting and control system including digital lighting console, LED ellipsoidal key lights, variable-white Fresnels, full-color LED PAR fixtures and lighting bars mounted to the existing wood structure. Include dimming and wall-control stations, power/data distribution, mounting hardware, safety equipment, cabling, programming and commissioning.

Video System

An integrated video presentation system, including commercial displays with fixed and articulating mounting hardware, HDMI/HDBaseT signal distribution, network equipment, equipment rack, power sequencing/distribution and associated video, control and power cabling.



Most recent SASL layout - subject to update during final design phase

AREA 1 - SANCTUARY / CHANCEL / TRANSEPT / CHAPEL / BALCONY

General Demolition

1. Remove and dispose of existing sanctuary flooring throughout designated work areas
2. Remove existing main-level pews for refinishing/reupholstering and give away/repurpose of extras
3. Remove existing platform steps, railings, select wall paneling at chancel/platform, acoustical treatments and other items indicated on demolition plans
4. Remove and store designated stained-glass elements, religious artwork and memorial items for reuse or relocation
5. Remove select interior doors and hardware as required

Carpentry / Architectural

1. Reconfigure platform/chancel layout with new curved platform geometry and 2' deep steps - frame and construct new platform extensions utilizing metal stud framing and layered plywood decking
2. Construct new media booth with raised floor platform, pony walls and solid surface work surfaces
3. Fabricate/construct new wall into sanctuary from narthex, adjacent to media booth, extending narthex footprint

Flooring

1. Install new flooring throughout sanctuary, transept and chapel areas
2. Install new hardwood flooring on platform/chancel area
3. Provide all floor preparation, leveling and transitions required

Millwork / Finish Carpentry

1. Install new cabinetry and solid surface countertops at rear of media booth and in opposite rear corner of sanctuary
2. Install (1) single custom stain-grade door/jamb and hardware, retrofit with existing stained glass and (1) set of double doors of the same grade/customization at wall between sanctuary and narthex. Doors to be 42" wide.
3. Install new wood baseboards and trim throughout renovated areas as indicated in plans
4. Install paint-grade wainscoting at chapel perimeter (designer may recommend alternate)
5. Cap new metal perimeter railing at chancel with 1x4 stain-grade Oak or Cypress
6. Provide and install new acoustical wall panels/trim at two rear corner sanctuary walls

Railings / Metals

1. Install new powder-coated metal railing as indicated at platform perimeter, including new ADA handrails at both sides of platform steps and new media booth steps

Seating/Furnishings

1. Provide (90) New Holland Furniture interlocking worship chairs (contract may be direct with manufacturer)
2. Light refinishing and seat/back foam and fabric upholstering of up to (34) existing remaining pews with kneelers removed (up to 4 pews cut down for wheelchair space accommodation - final layout/locations to be confirmed)
3. Allowance for new pulpit and lectern from New Holland Furniture (contract may be direct with manufacturer)

Electrical / Lighting

1. Replace all sanctuary, chapel, transept lighting fixtures with new dimmable LED fixtures as indicated in plans
2. Retrofit and raise existing pendant fixtures with dimmable LED components and replace ceiling fans with new, shorter fixtures
3. Replace existing exit signs, emergency lighting, switches, receptacles and cover plates on main floor
4. New/relocated power locations at modified platform
5. Install new dimming controls, switching and associated electrical for final AVL infrastructure
6. Coordinate all final power and infrastructure requirements with AVL provider and electrical engineer

HVAC

1. Refinish supply/return vents and registers where possible - replace any that cannot be refinished/in need of repair
2. Potential HVAC modifications associated with platform and wall reconfiguration (confirm conditions upon demolition)

AVL / Technology (See Separate SASL Proposal - Potential Contract Direct with Church)

1. Remove existing speakers and AVL equipment for disposal, salvage, temporary worship or later re-installation
2. New house sound system, microphones and audio infrastructure, including speakers in expanded narthex area
3. New video display systems
4. Theatrical lighting and controls
5. Media booth and platform infrastructure upgrades

AVL / Technology

1. Remove existing speakers and AVL equipment for disposal, salvage, temporary worship or later re-installation
2. New house audio system, microphones and all necessary infrastructure, including narthex speakers
3. New projection/display and control systems
4. Theatrical lighting and controls
5. Media booth and platform infrastructure upgrades

Drywall, Painting & Finishes

1. *Potential asbestos abatement of chapel ceiling prior to drywall repair and paint (popcorn removal)
2. Protect existing stained glass, woodwork, furnishings and adjacent surfaces throughout construction (organ pipe protection by others)
3. Remove loose paint, damaged wall coverings, abandoned fasteners, exposed anchors and any surface-mounted items no longer needed
4. Patch holes, cracks, penetrations and surface damage resulting from demolition, electrical work, HVAC or any other work performed
5. Repair and blend affected drywall and plaster surfaces to create a uniform appearance suitable for repainting
6. Skim coat, sand and feather repaired areas as necessary to minimize visible transitions between existing and new surfaces
7. Caulk joints, gaps and trim intersections where appropriate for a finished appearance.
8. Prime and paint applicable walls, ceilings, frames, trim, millwork and any other sanctuary architectural elements as indicated in plans
9. Refinish or repaint any remaining doors and stain any new
10. Stain any new woodwork and light refinish remaining stained wood trim, posts and balcony face on first level of sanctuary and chapel areas (not including glulam beams/tongue and groove ceiling)
11. Lime wash or translucent finish treatment at rear sanctuary platform brick wall location.

PAINT NOTES:

- Products used will be of high-quality commercial lines from Sherwin Williams or comparable manufacturer
- Existing tongue-and-groove ceilings, organ housing and glulam beams to remain unpainted unless otherwise requested by Owner
- Existing wall and ceiling assemblies contain age-related imperfections, previous repairs, settlement cracks, surface irregularities and substrate variations typical of an occupied facility of this age, which may remain and would not constitute flaws
- Contractor shall provide professional preparation, patching, blending and finish work at all disturbed and affected areas to a journeyman level of work
- The intent of this scope is to significantly improve the overall appearance and consistency of existing surfaces; however, minor imperfections, substrate irregularities, previous repairs and other existing conditions may remain visible after completion
- Full Level 5 skim coating or complete reconstruction of all existing wall and ceiling surfaces is not included unless specifically identified elsewhere in the project scope
- Any concealed conditions, significant substrate failures, water damage, structural cracking or unforeseen surface deficiencies discovered during construction shall be reviewed and addressed through a separate change order if required

2nd Level / Balcony

1. Replace existing balcony lighting with new LED fixtures (1-for-1 in existing locations)
2. Repair and paint balcony walls, doors and trim with same specs as above

AREA 2 - NARTHEX / WELCOME AREA / STAIRWELLS

General Trades / Demolition

1. Selective demolition of existing walls to open and expand narthex volume (Columbarium removal by others)
2. Remove and salvage existing restroom fixtures and accessories for re-use
3. Remove existing floor covering throughout narthex, stairwells and landing areas (not including slate in main narthex area)
4. Remove existing water fountains for relocation
5. Remove existing built-in narthex storage for expansion
6. Remove existing HVAC equipment for relocation/re-use

Framing / Architectural

1. Construct new narthex walls and openings - assume new header(s) at large openings (to be confirmed upon demolition by structural engineer)
2. Fabricate and install custom built-in cabinet storage and door in narthex niche
3. Install new doors, frames and hardware as noted in plans

Railings / Metals

1. Install new ADA handrails at main narthex entry steps

Millwork

1. Construct new welcome/hospitality cabinetry and Corian or granite countertops.
2. Construct additional storage cabinetry at new narthex location
3. Repurposed of salvaged stained glass into new custom doors/walls between sanctuary and narthex as noted in Sanctuary section (final design details to be confirmed)

Electrical / Lighting

1. Replace all narthex, restroom, stairwell and landing lighting with new LED fixtures
2. Provide new LED vanity lighting in restrooms
3. Replace switches, receptacles, cover plates, exit signs and emergency lighting - motion sensing switches in restrooms

Plumbing

1. Renovate existing restroom area/abandoned Columbarium into two ADA-compliant family restrooms
2. Install new and salvaged plumbing fixtures, accessories, grab bars, mirrors and toilet accessories
3. Relocate existing water fountains
4. Provide stainless sink and gooseneck faucet at welcome area countertop
5. Small, inline water heaters for restrooms and welcome area sink

HVAC

1. Relocate existing interior HVAC equipment from welcome area to designated corner location
2. Modify supply, return flex ductwork in welcome area to accommodate revised layout and increased narthex volume (mechanical engineer design and contractor review required to confirm any additional requirements, recommendations or requests)
3. Refinish visible HVAC grilles and registers to extent possible (replace any that cannot be re-used)

Flooring

1. Install new LVT flooring throughout expanded narthex areas, restrooms, media storage, stairwells and balcony landing areas
2. Provide transitions, floor preparation and moisture mitigation as required
3. Allowance to grind and skim slate floor in preparation for new LVT install

Painting & Finishes

1. *Potential asbestos abatement of narthex ceiling prior to drywall repair and paint (popcorn removal)
2. Patch and repair all surfaces impacted by demolition
3. Provide professional skim, blend and finish preparation of affected surfaces
4. Paint walls, ceilings, trim, doors and millwork throughout renovated areas as notated in plans
5. Refinish any remaining stained wood trim
6. Refinish or paint any remaining exterior doors in this area

PAINT NOTES:

- Products used will be of high-quality commercial lines from Sherwin Williams or comparable manufacturer
- Existing wall and ceiling assemblies contain age-related imperfections, previous repairs, settlement cracks, surface irregularities and substrate variations typical of an occupied facility of this age
- Contractor shall provide professional preparation, patching, blending and finish work at all disturbed and affected areas to a journeyman level of work
- The intent of this scope is to significantly improve the overall appearance and consistency of existing surfaces; however, minor imperfections, substrate irregularities, previous repairs and other existing conditions may remain visible after completion
- Full Level 5 skim coating or complete reconstruction of all existing wall and ceiling surfaces is not included unless specifically identified elsewhere in the project scope
- Any concealed conditions, significant substrate failures, water damage, structural cracking or unforeseen surface deficiencies discovered during construction shall be reviewed and addressed through a separate change order if required

Project General Requirements

1. Architectural, Engineered and Interior Design Construction Drawings
2. Project Management
3. Dumpsters and Rental Equipment
4. Builders Risk Insurance
5. Permits
6. Progress and Final Cleaning

Basis of Proposal

This proposal is based upon the conceptual drawings, project scope and information available as of the date of this proposal. Final scope, specifications and pricing will be confirmed through completion of architectural/engineering documents, permitting requirements and final project development.

Design & Code Development

Architectural, engineering and interior design services identified herein are included as part of the proposed design-build process. Modifications required or requested through final design, engineering, code review or permitting may result in an adjustment to final project cost.

Existing & Concealed Conditions

This renovation involves an existing facility. Concealed or unforeseen conditions that could not reasonably be identified prior to demolition—including structural, electrical, plumbing, mechanical, moisture or substrate conditions are not included unless specifically identified project commences.

Owner Selections & Scope Changes

Pricing assumes the general scope and level of finishes described herein. Changes to the scope, quantities, product selections or finishes requested by the Church following approval of this proposal may result in corresponding adjustments to project cost and schedule.

Owner-Direct Vendors & Work

Certain specialty scopes may be contracted directly by the Church, including items specifically identified within this proposal. Archetype will coordinate its construction activities with these vendors where required, but their contracts, performance, warranties and costs remain the responsibility of the Church unless specifically included in Archetype's scope.

Final Construction Agreement

This document is a project proposal and does not constitute the final construction contract. Upon authorization to proceed with final design and project development, Archetype and the Church will prepare formal Design-Build and Construction Agreements establishing the final scope, design, contract amount, payment schedule, construction schedule, change-order procedures, insurance, warranty provisions and other customary construction terms.



THANK YOU

Emanuel's Lutheran Church - Seguin, TX

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October 1, 2026