



Final Report
#21-12
Bevel House Expansion

This expansion project, designed in March 2021 and approved for funding in June 2021, was to add approximately 500 square feet to the Bevel House in order to seat up to 120, much like the Chapel. In this way, we could accommodate wedding parties entirely indoors if desired, allowing us to serve brides in any weather conditions, and accommodate slightly larger wedding parties.

The original construction period was 6/28/21-8/4/21. In early spring, we blocked the 6 weeks we were told it would take during some of the hot weather when the business is slow.

Because of the supply cost increases and labor shortages, we rescheduled the project to the winter of 2022, 1/30/22-3/10/22. Although we applied for our permit in November 2021, it was not issued until late March 2022. It also required several changes to the design, further causing delay.

In March, we asked you for (and received) an extension until Sept 30.

In late March, the site work was done, and actual construction began in April. Once again, we had to delay any interior work until we had several weeks open, this period being 6/19/22-9/3/22.

Sadly, prices did not decrease by much and labor is still in short supply. As you know, we asked (and received) for additional funds to compensate for the overages – the lumber alone, quoted at \$14,000 a year ago, came in at \$36,000.

Today, two days away from our first wedding needing the space, the siding is not hung, the roof is not shingled, the windows we ordered in March 2022 have not been delivered, interior paint is being sprayed today and flooring is delivered and set to be laid tomorrow.

When the adjoining (former exterior) wall was demolished, we discovered 2 steel load bearing beams, which had to be relocated to the sides of the opening and anchored by an additional header beam, which had to be added. Nothing like a hiccup when we are down to the wire and every minute counts!

All invoices have been paid to date, however the decking, interior paint, bathroom finish out, lighting, and HVAC work will be funded through grant #22-12, in addition to the kitchen upgrade, Chapel work, restoration of office entrance and Dulaney Cottage HVAC as requested.

Attached please find the supporting documents including budget adjustments, our letter requesting an extension, and photos. Thank you for your support of this project. I hope this is the last construction project I will have to manage!



McKinney Community Development Corporation
5900 S Lake Forest Dr #110
McKinney, TX 75070
Attn: Ms. Cindy Schneible

Mar 2, 2022

Ms. Schneible & board members:

The Heritage Guild of Collin County (Dba Chestnut Square) was awarded \$125,000 in May 2021 (#21-12) for expansion and renovation of the Bevel House at Chestnut Square, the primary rental venue for wedding receptions & parties. To date, we have spent approximately \$5,000 of this award.

Our original timeline encompassed July & August 2021, but the weather in February and other factors created a high demand and short supply of building materials. Since the cost had already gone over the original budget, we opted to shelve the project for a more stable market.

The rescheduled project was to be completed in January & February 2022, with a hard deadline of March 10. Our contractor, with the assistance of Mr. James West, noted historic preservation architect, applied for the permit in November 2021.

To date, we do not have a permit to proceed with the project, although we are still certain that we will be given one. We have re-drawn the plans twice and had several consultants weigh in on the challenges we have been given.

It is our goal to begin the exterior construction as soon as the permit is issued, although the interior and finish out – a 3 week process – will not be able to be done until we have another break in the wedding calendar, which is late July – August at this point. Sadly, every Saturday we do not hold an event is a loss of up to \$3850!

The end date of our grant contract is June 30, 2022, and for the reasons outlined in this letter, we are asking for an extension until September 30, 2022. We are so appreciative of your support and welcome any questions you might have.

Thank you for your consideration,

Jaymie Pedigo, Executive Director

**Heritage Guild of Collin County
315 S. Chestnut St.
A 501(c)(3) Charitable Organization**

Shadywood Custom Homes, LLC
 6 Shadywood Lane
 Melissa, Texas 75454
 214-763-0910

Bevel House Addition

Description of work	Budget	Actual
Engineered plans / Inspections	\$ 1,000.00	
Permits and Fees	\$ 1,400.00	
demolition of deck, repair and move	\$ 1,800.00	
Plumbing Ground	\$ 1,800.00	
Piers	\$ 10,000.00	
Clean lot and grade	\$ 350.00	
Frame Labor	\$ 6,500.00	
Demolition ex. Siding, roof, walls, etc	\$ 2,000.00	
Frame Clean	\$ 550.00	
Frame, Cornice, Deck Material	\$ 36,000.00	
Shingle Material & Labor	\$ 3,400.00	
Windows	\$ 2,400.00	
Plumbing Top-Out,	\$ 2,600.00	
HVAC Rough (15 seer)	\$ 4,000.00	
Electrical Rough	\$ 2,200.00	
Insulation	\$ 2,100.00	
Sheetrock Material & Labor	\$ 4,480.00	
Trim Material/Interior Doors	\$ 1,800.00	
Trim Labor	\$ 2,800.00	
Wood Floors	\$ 5,400.00	
Paint	\$ 5,000.00	
C-Tile Shower/Bath	\$ 2,000.00	
Plumbing Trim	\$ 3,000.00	
HVAC Trim	\$ 3,000.00	
Lighting Allowance	\$ 400.00	
Electrical Trim	\$ 2,000.00	
Glass/mirrors	\$ 400.00	
Plumbing fixtures, toilets, sinks	\$ 800.00	
Trash Removal	\$ 2,400.00	
Final Grade	\$ 450.00	
Final Survey	\$ 650.00	
Paint Exterior	\$ 3,000.00	
Gutters	\$ 950.00	
Final Clean	\$ 650.00	
Door Hardware / Install	\$ 700.00	

Total Labor and Material \$ 117,980.00

Builder fee Cost plus 25% \$ 22,070.00

Extras

Interim electricity
 Porta john
 water

Builders Risk Insurance \$ 1,100.00

Total Estimate \$ 141,150.00



June 20, 2022

Ms. Jaymie Pedigo, Executive Director
Heritage Guild of Collin County
315 S. Chestnut Street
McKinney, TX 75069

Dear Jaymie,

The purpose of this letter is to confirm the McKinney Community Development Corporation board of directors approved an extension on the term of the agreement executed for Project 21-12, for expansion and renovation of the Bevel House at Chestnut Square, from June 30, 2022 to September 30, 2022 at the meeting on March 24, 2022.

Please indicate your acknowledgment of the board action, on the space below, scan and return to me via email.

Please let me know if you have questions or need additional information.

Best regards,

A handwritten signature in cursive script, appearing to read "C. Schneible".

Cynthia S. Schneible
President

Accepted by:

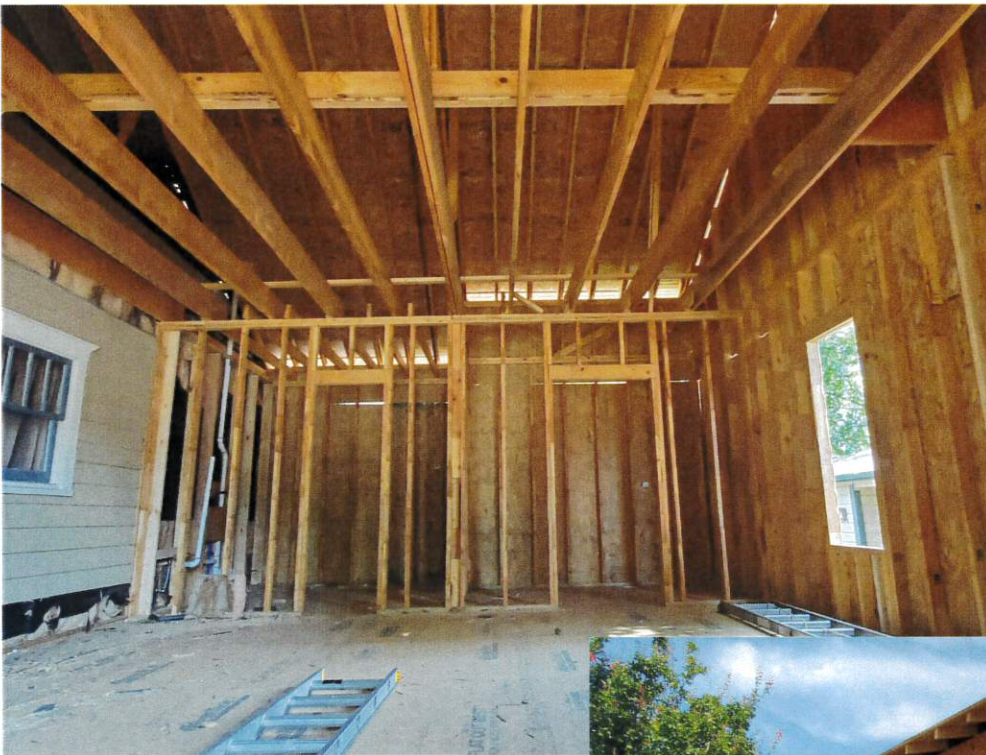
A handwritten signature in cursive script, appearing to read "Jaymie Pedigo".

Jaymie Pedigo, Executive Director
Heritage Guild of Collin County

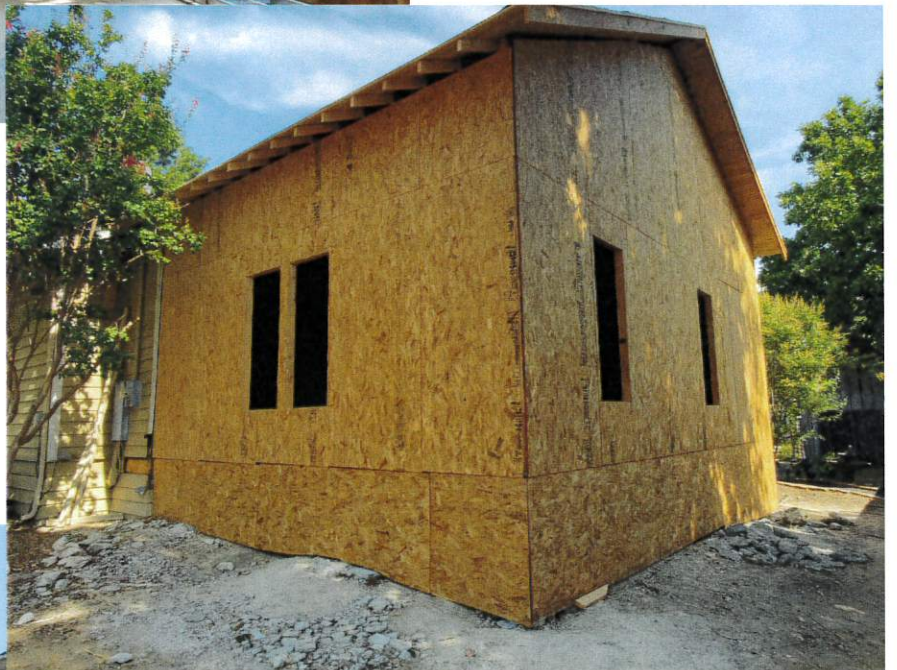
Date: 6/21/22



March 2022



July 2022



Sept 28



I cant wait to show you pictures of it when it is *actually* complete! All set for a wedding!

