

# Conceptual Estimate

## First Presbyterian Church Exterior Envelope Renovation

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**May 8, 2025**

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## ESTIMATE SUMMARY

FIRST PRESBYTERIAN CHURCH MILLEDGEVILLE

May 6, 2025

Milledgeville, GA

Description	Qty	Unit	Cost	\$/Unit
Job Site Requirements	1	LS	6,364 \$	6,364.00
Landscaping	1	LS	2,500 \$	2,500.00
Demolition	1	LS	5,870 \$	5,870.00
Doors, Frames, & Hardware	1	LS	3,250 \$	3,250.00
Finsh Carpentry	1	LS	162 \$	162.00
Roofing / Tuckpointing	1	LS	208,790 \$	208,790.00
Paintings	1	LS	4,500 \$	4,500.00
Plaster Repair	1	LS	15,000 \$	15,000.00
<b>Total Cost Of Construction</b>	<b>1</b>	<b>LS</b>	<b>246,436 \$</b>	<b>246,436.00</b>
CM Risk Contingency	4%		9,857	
<b>Subtotal Construction w/ Contingency</b>	<b>1</b>	<b>LS</b>	<b>256,293 \$</b>	<b>256,293.44</b>
General Conditions			18,635	
Construction Services Fee	8.0%		23,907	
<b>SubTotal CM Services:</b>	<b>1</b>	<b>LS</b>	<b>42,542</b>	
<b>Total Estimated Cost:</b>	<b>1</b>	<b>LS</b>	<b>\$ 298,836 \$</b>	<b>298,835.63</b>



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JOBSITE REQUIREMENTS											
ITEM DESCRIPTION	UNIT	QUANTITY	LABOR COST PER UNIT	LABOR AMOUNT	MATERIAL COST PER UNIT	MATERIAL AMOUNT	SUB COST PER UNIT	SUB AMOUNT	EQUIPMENT	OTHER	TOTAL COST
Progress Clean Up	MO	2	\$ 1,082.00	\$ 2,164.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,164.00
Temporay Protection/ Barricades	LS	1	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -		\$ 2,500.00
Dumpsters	EA	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,700.00	\$ 1,700.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
				\$ 3,414.00		\$ 1,250.00		\$ -	\$ -	\$ 1,700.00	\$ 6,364.00

DEMOLITION											
ITEM DESCRIPTION	UNIT	QUANTITY	LABOR COST PER UNIT	LABOR AMOUNT	MATERIAL COST PER UNIT	MATERIAL AMOUNT	SUB COST PER UNIT	SUB AMOUNT	EQUIPMENT	OTHER	TOTAL COST
Remove Existing Loose/Damaged Plaster	SF	300	\$ 18.00	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 5,400.00
Remove Existing Baseboard	LF	12	\$ 10.00	\$ 120.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120.00
Remove Existing Door, Frame, Hardware (Nursery)	EA	1	\$ 350.00	\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350.00
							\$ -	\$ -			\$ -
				\$ 5,870.00		\$ -		\$ -	\$ -	\$ -	\$ 5,870.00

LANDSCAPING											
ITEM DESCRIPTION	UNIT	QUANTITY	LABOR COST PER UNIT	LABOR AMOUNT	MATERIAL COST PER UNIT	MATERIAL AMOUNT	SUB COST PER UNIT	SUB AMOUNT	EQUIPMENT	OTHER	TOTAL COST
Landscaping Allowance	LS	1	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -		\$ 2,500.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -			\$ -
				\$ -		\$ -		\$ 2,500.00	\$ -	\$ -	\$ 2,500.00

Finish Carpentry											
ITEM DESCRIPTION	UNIT	QUANTITY	LABOR COST PER UNIT	LABOR AMOUNT	MATERIAL COST PER UNIT	MATERIAL AMOUNT	SUB COST PER UNIT	SUB AMOUNT	EQUIPMENT	OTHER	TOTAL COST
New Baseboard	LF	12	\$ 6.50	\$ 78.00	\$ 7.00	\$ 84.00		\$ -	\$ -		\$ 162.00
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -			\$ -
				\$ 78.00		\$ 84.00		\$ -	\$ -	\$ -	\$ 162.00



PLASTER											
ITEM DESCRIPTION	UNIT	QUANTITY	LABOR COST PER UNIT	LABOR AMOUNT	MATERIAL COST PER UNIT	MATERIAL AMOUNT	SUB COST PER UNIT	SUB AMOUNT	EQUIPMENT	OTHER	TOTAL COST
Repair Existing Plaster	SF	500	\$ -	\$ -	\$ -	\$ -	\$ 30.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
			\$ -	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -
				\$ -		\$ -		\$ -	\$ -	\$ -	\$ 15,000.00

## Treatment Recommendations and Assumptions

(Conceptional Estimate does not include any design cost.)

### Exterior Improvements

- South Side Rear Flat Roof
  - Remove existing gravel roof and substrate insulation.
  - Remove and dispose of plastic drain lines.
    - See photos 2, 16, and 17.
  - Remove existing gutters, downspouts, and parapet wall counter flashings.
    - See photos 3 and 18 through 22.
  - Replace any deteriorated lumber, as required, for a fixed unit cost of \$13.50 per board foot.
    - See photo 3.
    - 500 BF contingency carried in estimate.
  - Apply double layer of polyisocyanurate roof deck insulation to create a minimum overall thickness of 4.4" thick to provide an "R" value of R=25.
  - Provide wood nailers at gutter location equal thickness to newly installed insulation and install wood nailer at top of parapet wall prior to reroofing.
  - Fully adhere the new 60mil TPO roof membrane over the entire roof surface.
  - Fully adhere the new 60mil roof membrane up and over parapet walls.
    - See photos 20 and 21.
  - Fully adhere the new 60mil TPO roof membrane at all required roof penetrations and at roof/wall intersection base flashings.
    - See photos 2 and 18.
  - Fabricate and install new 160z. copper gutters and downspouts at low side of roof area. All gutter joints, end caps, and drop outlets will be soldered in place.
  - Fabricate and install new 160z. copper copings at all parapet wall conditions.
    - This application along with the TPO roof membrane will bury the disintegrating joints of the existing stone parapets.
    - See photos 21 and 23 through 25.
  - Fabricate and install new 160z. counter flashing inserted into cut in masonry wall at roof/wall intersection.
    - See photo 18
  - Install concrete splash blocks at base of upper downspouts on the roof.
  - Remove and dispose of all debris generated by this scope of work.
  - The above-described roof is a manufacturer's twenty (20) year specification.
  - Includes a five (5) year workmanship warranty against roof leaks from Skyline Construction Services, Inc.

- South Side Rear Flat Roof Alternate
  - Substitute new 80mil TPO roof membrane in lieu of 60mil TPO roof membrane and provide manufacturer's thirty (30) year NDL (No Dollar Limit) warranty. (\$6,200.00)
- Small Concrete Roof at Side entrance
  - Remove existing roofing and wall flashings and haul away all debris.
  - Apply tapered polyisocyanurate roof deck insulation system over entire roof surface to provide positive drainage to scupper outlet at end of roof.
  - Fully adhere new 60mil TPO roof membrane over entire roof surface.
  - Fully adhere new 60mil TPO roof membrane parapet wall flashings to extend up and over parapet wall. This will eliminate the counter flashing requirement. Fasten edge of TPO on front wall using termination bar.
  - Custom fabricate and install new 160z. counter flashing inserted into cut in masonry wall at roof/wall intersection-
  - Custom fabricate and install new copper drain insert at end of roof.
  - Remove and dispose of all debris generated by this scope of work.
  - The above described roof is a manufacturer's twenty (20) year specification.
  - Includes a five (5) year workmanship warranty against roof leaks from Skyline Construction Services, Inc.
  - Concrete Roof Alternate
    - Small Concrete Roof Area Left Side Entrance Option 2: Substitute new 80mil TPO roof membrane in lieu of 60mil TPO roof membrane and provide manufacturer's thirty (30) year NDL (No Dollar Limit) warranty. (\$320.00)
- Towers
  - Provide all manlifts and/or scaffolding to perform work at this area.
  - Provide lawn repairs, as needed, to areas damaged by equipment.
  - Rebuild upper portions of ledges at each tower using stainless steel and/or copper and/or various sealants and membranes.
    - See photos 32, 33, and 36.
  - Perform brick repair to void beneath crown molding at left tower.
    - See photo 35.
  - Replace all rotten lumber in louvered areas on both towers
    - See photos 37 and 38
  - Fabricate and install non-existent counter flashings at ornamental column covers.
    - See photo 39.
  - Thoroughly clean, wire brush, sand, and/or grind all ledges, column covers, and louvers at both towers.
  - Apply rust inhibitor and/or primer as needed.
  - Apply two (2) coats of Sherwin Williams exterior enamel paint to all areas.



- New paint work only applies to the tower ledges and cornices below ledges, column covers, and louvers.
- Brick Tuckpointing
  - The extent of all brick tuckpointing work required will be confined to the lower front entry wall and the adjacent left tower wall.
  - Cut and/or grind out mortar joints, as needed, to a depth of 1 — 1 1/2" deep.
  - Apply new masonry cement and match existing mortar color as closely as possible.
  - Foam backer rods will be used, if needed, at certain locations.
  - Pressure wash corner area of wall to remove everescents
    - See photo 5
  - Investigate cause of everescents caused from overflow of water from above and attempt to improve or eliminate this condition.
    - See photo 5.
  - Remove and dispose of all debris generated by this scope of work.
- Front Standing Seam Metal Roof
  - Remove gutters, downspout, roof/wall flashings, and counter flashings.
  - Replace deteriorated lumber for a fixed unit cost of \$13.50 per board foot.
  - Fabricate and install new 160z. copper gutters and downspout.
  - All seams, gutter joints, end caps, and drop outlets will be soldered in place.
  - Fabricate and install new roof/wall flashings and counter flashings using 160z. copper inserted into cut in masonry wall at roof/wall intersection.
  - Remove and dispose of all debris generated by this scope of work.
- Copper Awnings (2)
  - Remove ceiling sections from beneath each small copper awning.
    - See photo 27 and 29.
  - Replace deteriorated structural wood beneath left copper awning.
    - See photo 27.
  - Completely rebuild, as required, all structural wood beneath right small copper awning (extensive).
    - See photo 29.
    - Photo 31 represents the damage below the right small copper awning.
  - Install new ceilings at each awning and paint each ceiling using Sherwin Williams exterior enamel paint.
  - Fabricate and install new 160z. copper counter flashings inserted into cut in masonry wall at roof/wall intersection.
  - Remove existing gutters and downspouts from left rear entry copper roof area.



- See photos 12 and 26.
- Fabricate and install new 160z. copper gutters and downspouts. All gutter joints, end caps, and drop outlets will be soldered in place.
- Remove existing surface mounted roof-to-wall counter flashing.
- Fabricate and install new roof/wall flashings and counter flashings using 160z. copper inserted into cut in masonry wall at roof/wall intersection.
- Remove and dispose of all debris generated by this scope of work.

## Interior Improvements

- Interior:
  - Repair all areas of water-damaged drywall throughout the Theater
  - Repair all areas of water-damaged ceilings throughout the Theater
- Painting:
  - Paint plaster repairs

## Qualifications

- It is the roofing subcontractor's opinion and intention that all of the work being performed at the left tower, the front entry copper roof area, and the brick tuckpointing described above will resolve the water entry problems at the front foyer areas.
- Once equipment (manlifts) is in place, it must stay in place until work task is complete.
- The paint work described above only applies to the ledges of towers, the ornamental column caps, louvers, and ceilings of the two (2) small copper awnings.
- No gutter guards are included in this proposal.
- The extent of all brick tuckpointing work required will be confined to the lower front entry wall and the adjacent left tower wall. The mortar used in the brick tuckpointing will be matched to the existing mortar as closely as possible.
- All additional woodwork required will be extra except for the small copper awning near the playground and louvers.

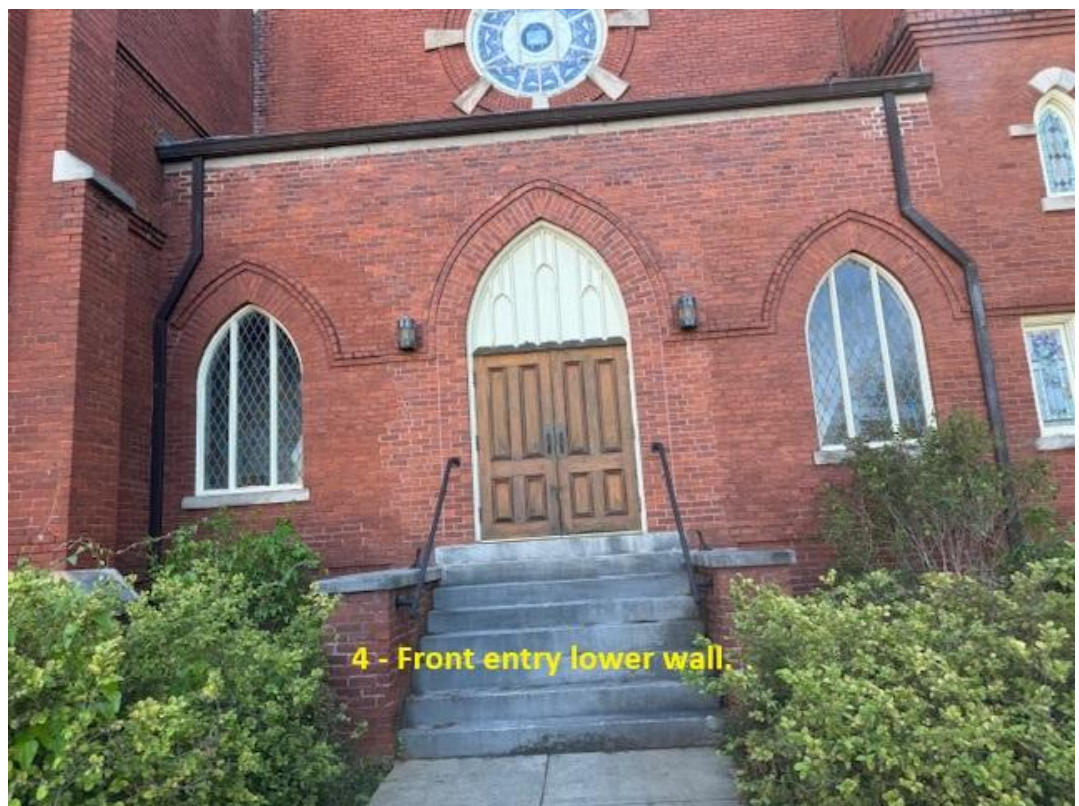
**1 - Plumbing pipe vent near large flat roof.**



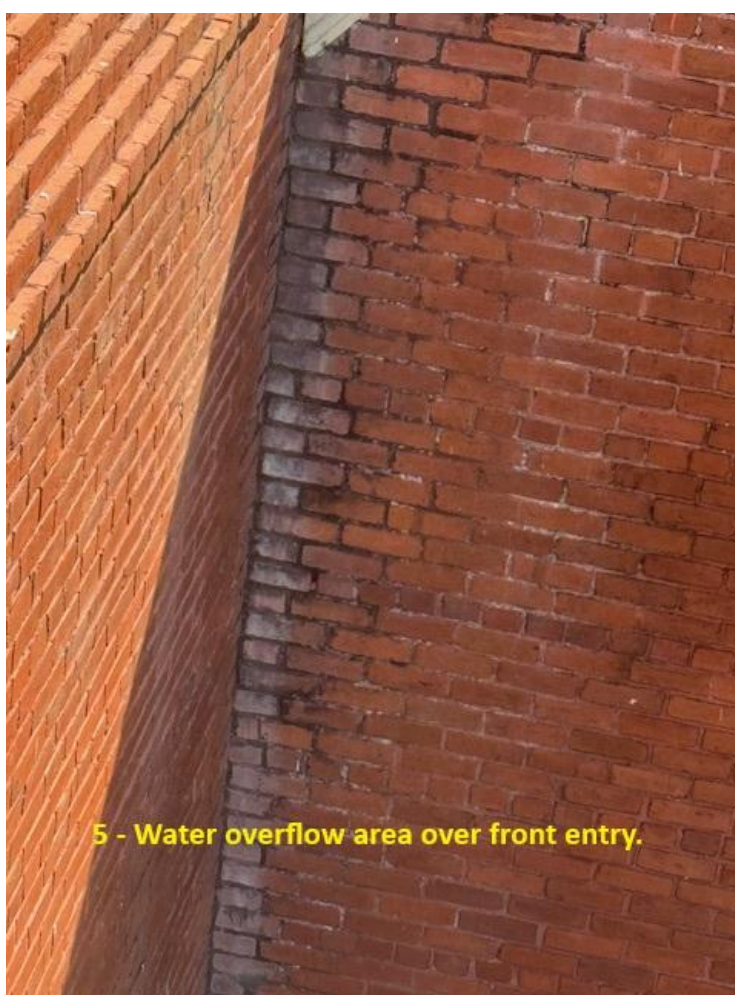
**2 - Make shift drain line at large flat roof.**



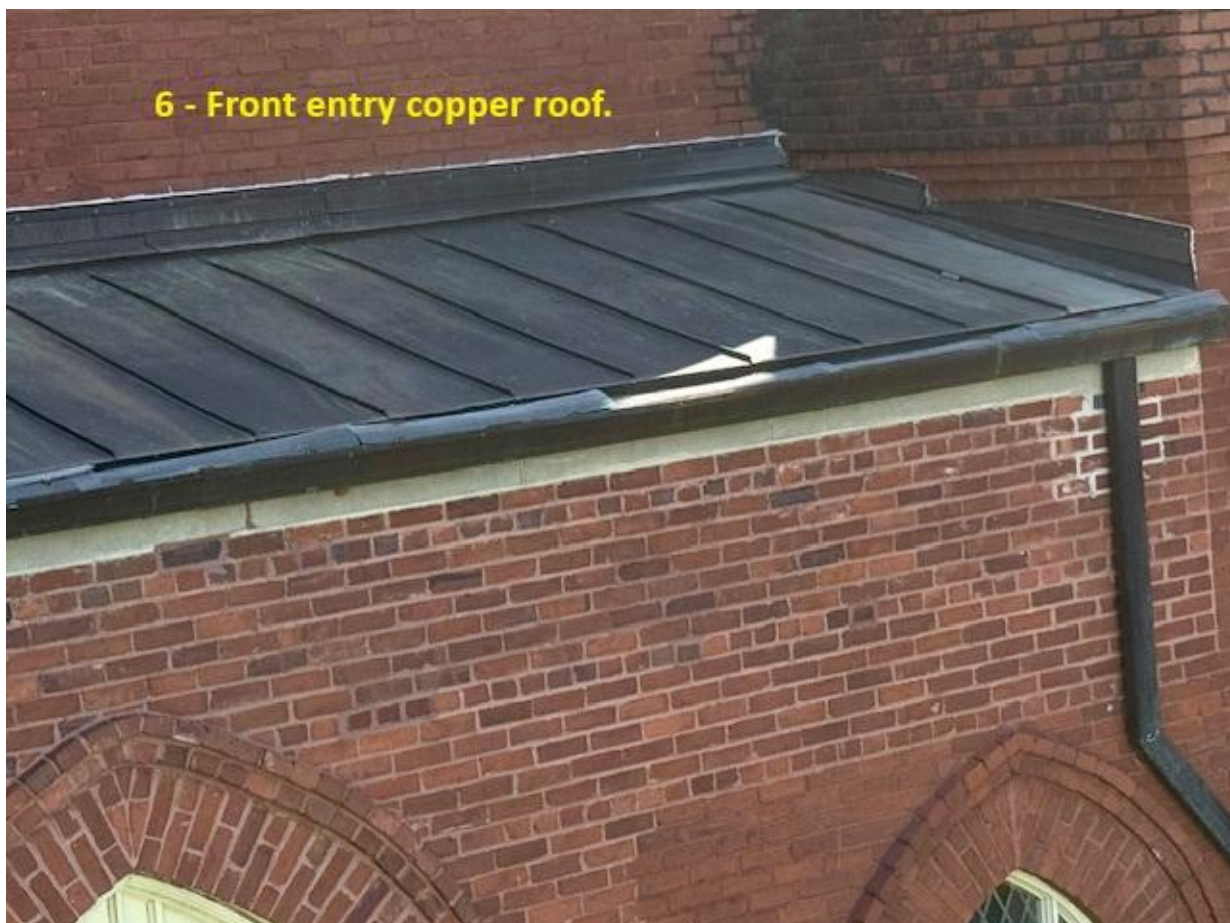








5 - Water overflow area over front entry.

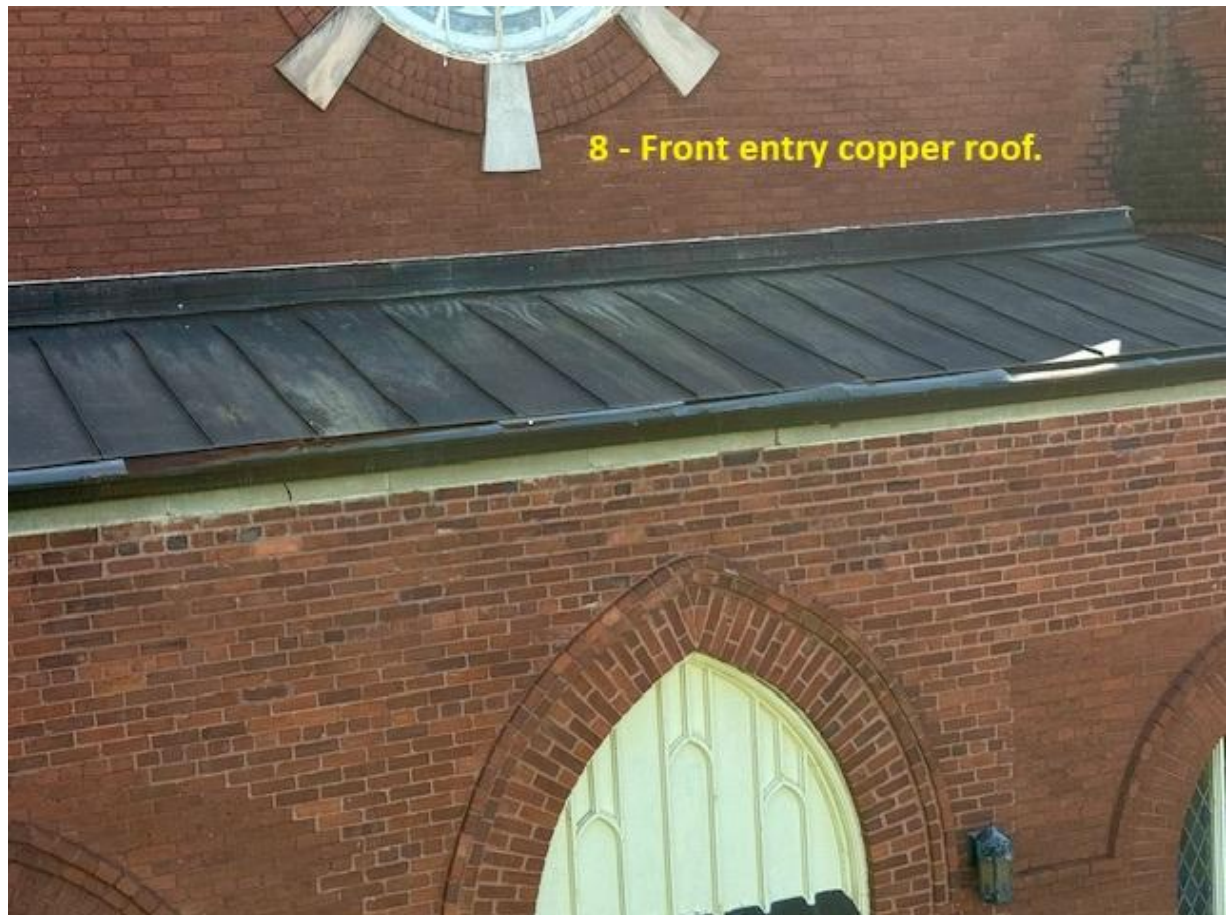


6 - Front entry copper roof.





7 - Side of front entry standing seam copper roof.



8 - Front entry copper roof.









11 - Small left side entry roof.



12 - Left rear entry.





13 - Left rear entry.



14 - Typical tuck pointing needs.





15 - Typical tuck pointing needs.



16 - Make-shift plastic drain line.





17 - Make shift plastic drain line.



18 - Wall flashing at rear flat roof.









21 - Parapet wall at large rear flat roof.



22 - Copper gutter at large rear flat roof.





23 - Cracks in parapet cap at rear flat roof.



24 - Cracks in parapet cap at rear flat roof.





25 - Cracks in parapet cap at rear flat roof.



26 - Small copper roof at entry near playground.



27 - Small copper canopy.



28 - Small copper awning.





29 - Decay beneath small copper awning.



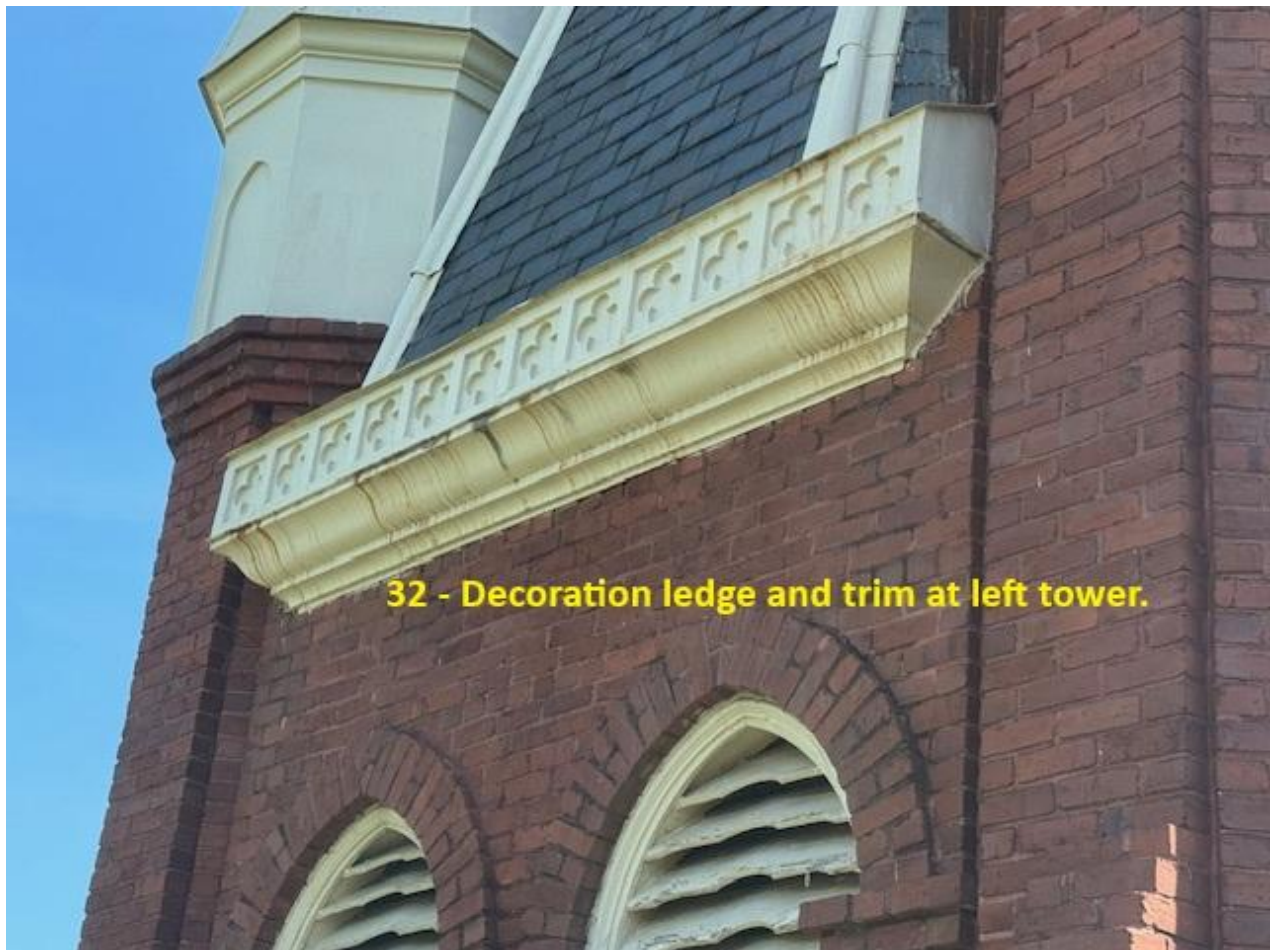
30 - Top of small copper awning.







**31 - Door beneath small copper awning.**

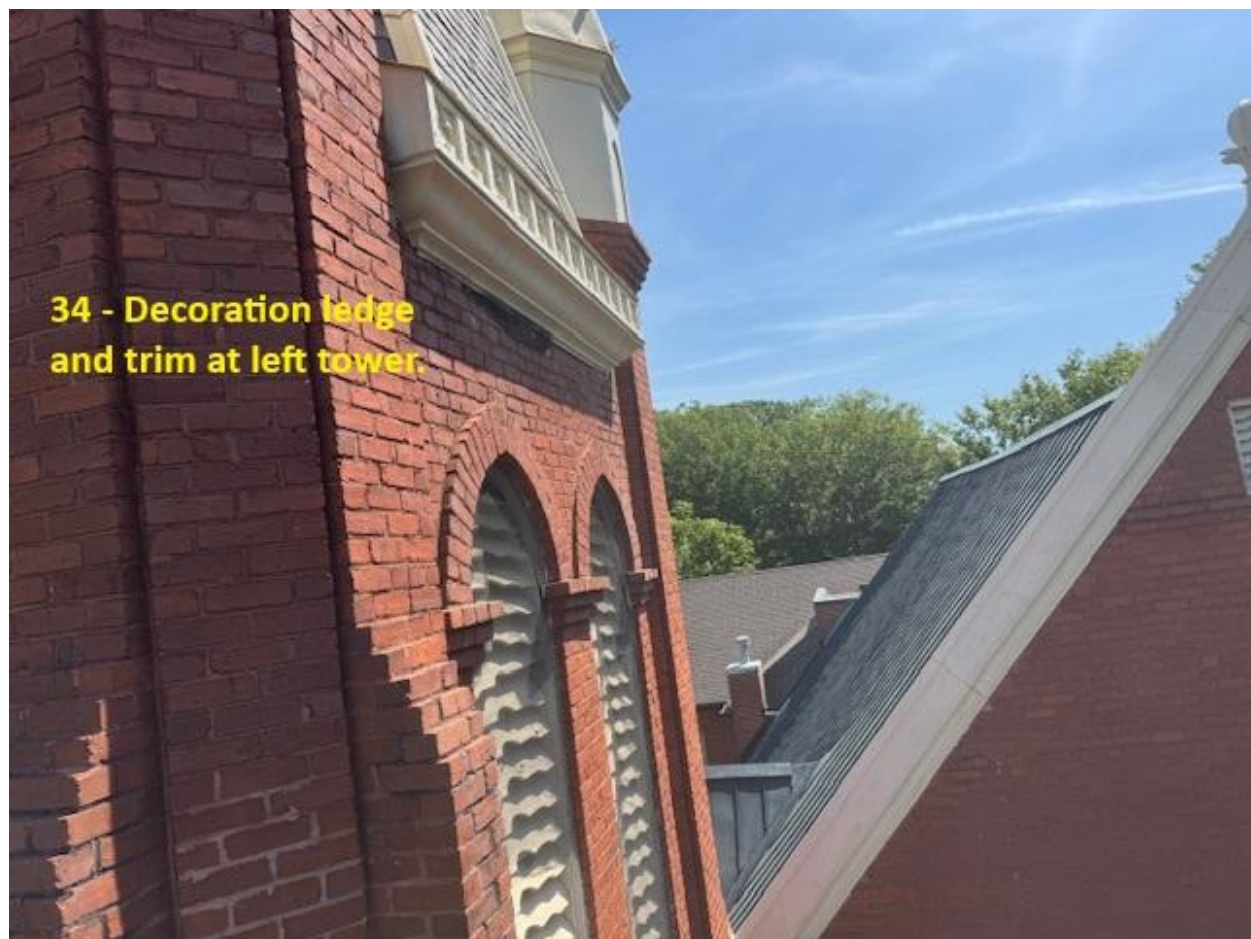


**32 - Decoration ledge and trim at left tower.**



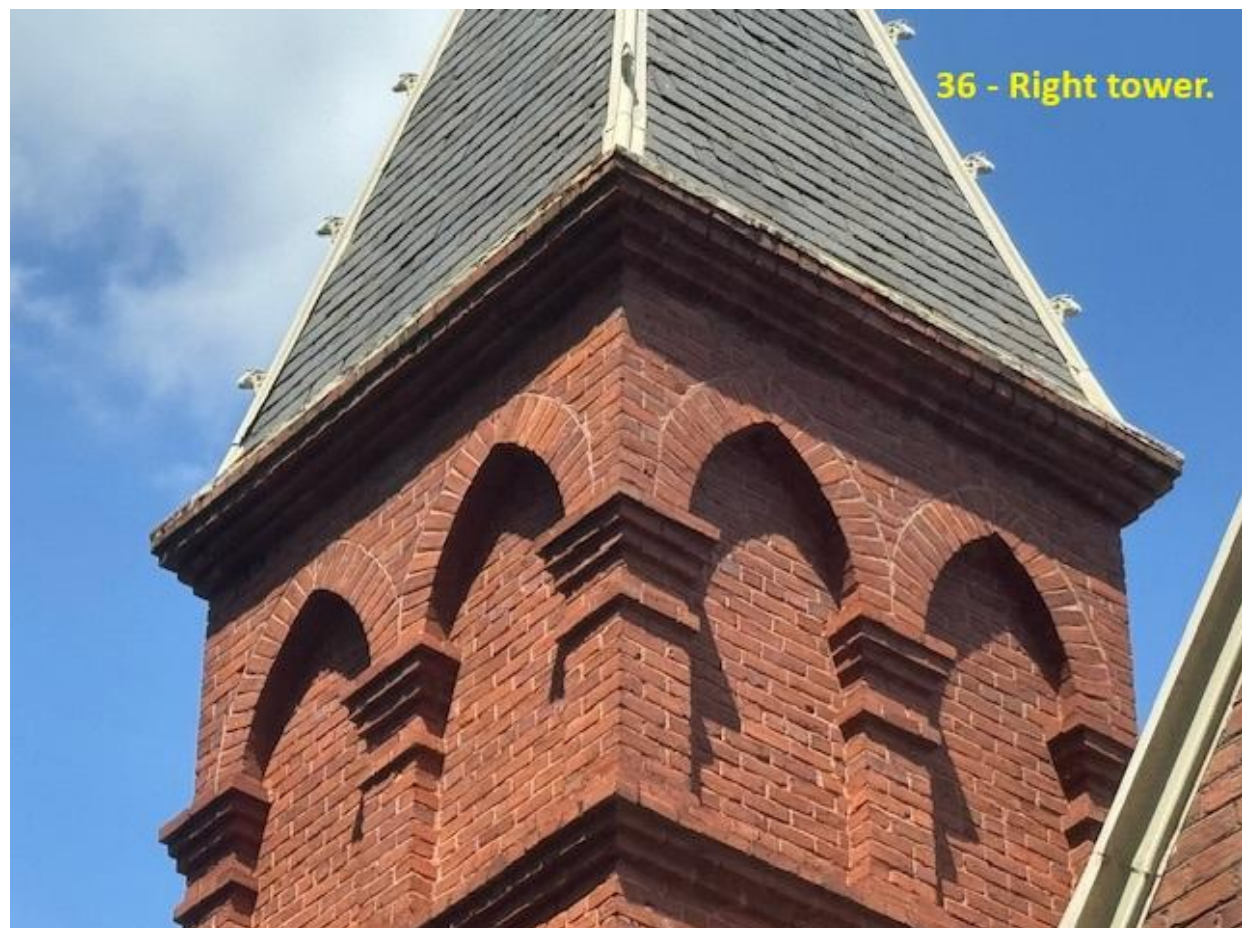


**33 - Decoration ledge  
and trim at left tower.**

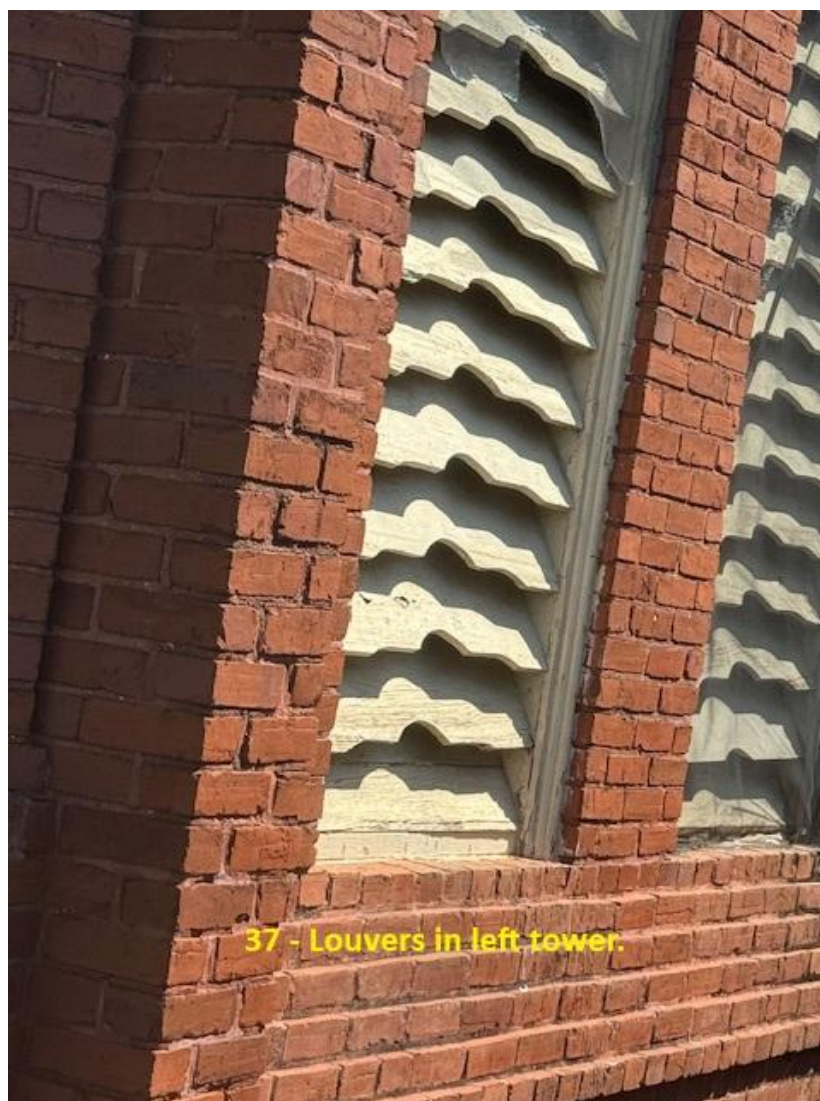


**34 - Decoration ledge  
and trim at left tower.**

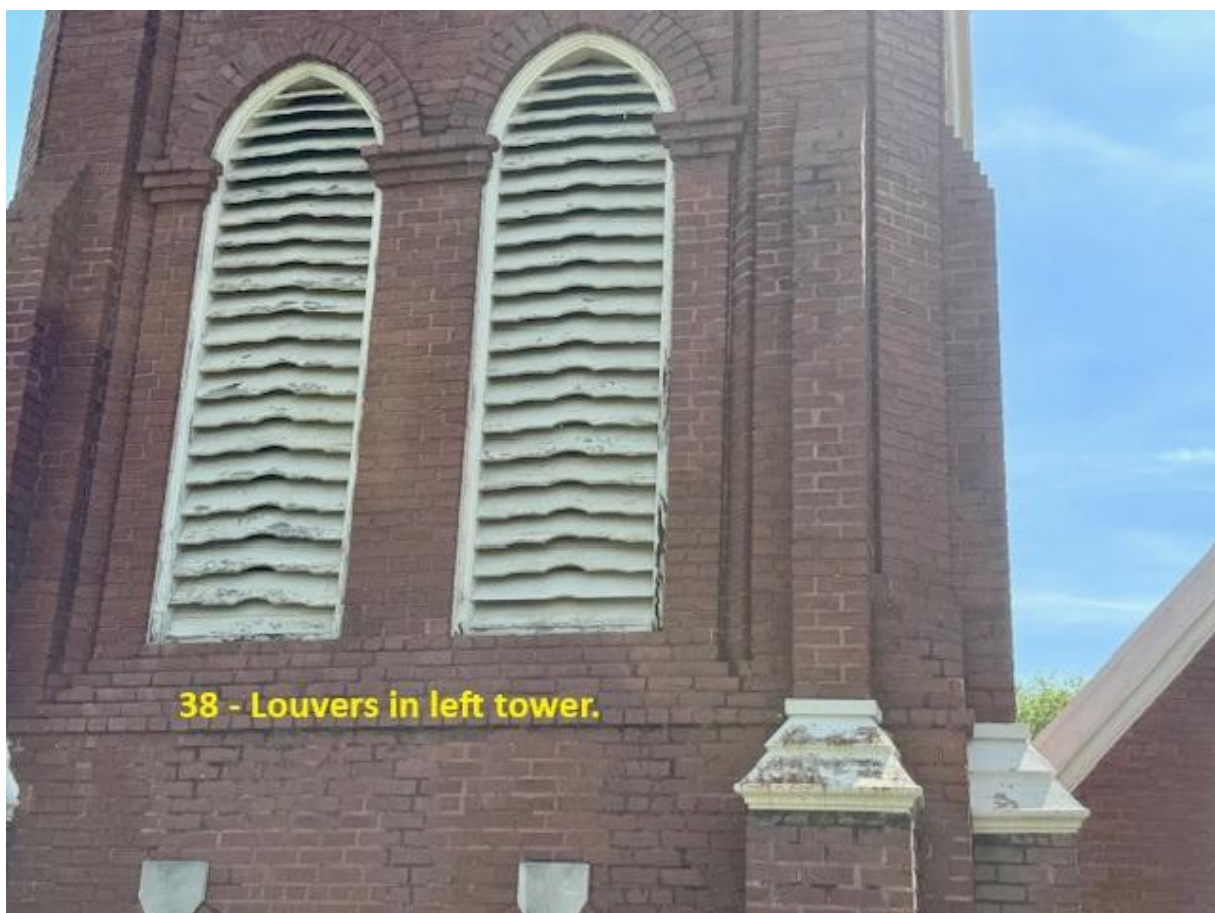








37 - Louvers in left tower.



38 - Louvers in left tower.

**39 - Ornamental column cover at main tower.**

