

Zurbuch Construction, Inc.
180 Providence Rd., Suite #4, Chapel Hill, NC 27514 (919) 619-9360
NC General Contractors License #59159

December 1, 2021

Estimate for:
 Goathouse Refuge
 c/o: Jeffrey Lariche and Siglinda Scarpa
 379 Goathouse Rd.
 Pittsboro, NC

I am pleased to provide you with a budget proposal for improvements to The Goathouse Refuge. Below you will find the individual project's scope and pricing. This is based on 11.24.21 site visit and *List of Repairs*, dated 11.13.21. This is priced as a budget time and material estimate including all labor, materials and supplies.

Infirmary - Option #1: New Construction 600sft

- Remove entire existing Infirmary building and haul offsite
 - Building layout
 - Excavate for footings and concrete slab
 - Place #4 rebar w/chairs
 - Pour 3000psi concrete footings
 - Lay 8" solid CMU block wall
 - Apply block wall waterproofing
 - Place 6" HDPE foundation drain w/filter fabric sock in washed stone envelope
 - Backfill foundation wall
 - Rough grade landscape areas and fine grade for building slab subbase aggregate
 - Place 4in #57 washed stone, vapor barrier, pour and broom finish 4" 3000psi concrete building slab
 - Place closed cell sill plate gasket
 - Bolt bottom plate with 5/8" galvanized J-bolts
 - Frame 2x4 Infirmary walls
 - Frame headers for all doors, windows and openings
 - Place Tyvek building wrap
 - Install T111 wood siding
 - Frame 2x8 SYP roof rafters 16" O.C.
 - Place 5/8" exterior OSB roof sheathing
 - Rough-in and install HVAC 1.5ton heat pump
 - Lay Titanium 25 underlayment with Weathershield Ice and Rain Underlayment along roof overhangs
 - Construct gable vent
 - Install 40 year architectural shingles, color by owner
 - Install 3ea double hung windows, 4ea interior doors and 1ea exterior door
 - Rough-in electrical outlets and lights per code
 - Insulate walls with R-21 Batt insulation and rafters with R-38 Batt insulation
 - Build boxing including freeze board, soffitt, vent and fascia
 - Prime and paint with 2ea finish coats all exterior trim, windows, doors and boxing
 - Install aluminum gutters and downspouts
- Total \$134,830.00

Infirmary - Option #2: Renovation

- Catalogue and record all interior walls, windows, doors/doorways, shelving, etc.
- Remove all window casing, door casing and baseboard
- Remove all countertop, cabinets
- Remove existing fiberglass reinforced panels (FRP)
- Remove wall and ceiling sheetrock
- Remove all batt insulation
- Remove all three different types of floor covering down to the plywood subfloor

Infirmary - Option #2: Renovation: continued

- . Inspect floor, wall and roof framing and report findings to owner
 - . Install air cleaners and dryers to achieve proper structure humidity levels
 - . Apply cleaning agents to floors, walls and ceilings
 - . Prime all exposed surfaces with Fiberlock, Aftershock - EPA Registered Fungicidal Coating
 - . Install 6mil vapor barrier on all floors, walls and ceiling
 - . Install R-13 and R-30 batt insulation on walls and ceilings
 - . Hang and finish 1/2" drywall
 - . Install new wood trim (baseboard, casing
 - . Install new sink and counter
 - . Install new base and wall cabinets
 - . Prime and paint all new and disturbed surfaces
 - . Install new FRP on all walls
 - . Install new 37,000btu ductless Fujitsu mini-split
 - . Install outlets and light fixtures
- Total \$48,870.00

Note: The above **Infirmary - Option #2: Renovation** is based on the following material allowances....

Cabinets..... \$1,900
Countertops..... \$600

Hot Water Heater, Refuge Building

- . Remove existing hot water heater
 - . Install and test new 40 gallon hot water heater
- Total \$ 1,560.00

Back Door Exit, Refuge Building

- . Remove entire existing concrete mud slab
 - . Grade soil to slope 1/4" per foot away from building
 - . Place 4" washed stone, #67's
 - . Form, pour and broom finish 4" concrete slab with mesh fibers
 - . Strip forms and backfill
- Total \$ 2,790.00

Electrical, Miscellaneous in Intake Building, Kitten Cabana, Cabin One, Feral Room and Refuge Building

- . Re-hang light fixture, wire and provide switch
 - . Trouble shoot non-functioning lights and/or outlets
 - . Replace circuit breakers as needed
 - . Analyze circuit load requirements and make recommendations
 - . Check GFCI outlets for proper grounding
 - . Install flat heat shield and non-climbable metal cover over existing heater
 - . Relocate some switches
 - . Inspect main electrical panel for correct wiring
 - . Install new outlet
- Total \$ 110.00/hour

Gas Heaters, Kitten Cabana and Kitchen

- . Install 2ea new Infratech gas heaters in each space
- Total \$ 2,720.00

Replace Bathroom, Refuge Building

- . Remove sink, vanity, toilet and flooring
- . Remove existing tile shower
- . Remove interior wall between shower and vanity/Half Bath
- . Remove all floor covering down to subfloor
- . Inspect floor joists and advise client

Replace Bathroom, Refuge Building: continued

- . Install new fiberglass prefabricated tub/shower enclosure
- . Hang and finish 1/2" moisture proof drywall
- . Install tile floor
- . Install vanity, top and sink
- . Install toilet and tub/shower trim (shower head, tub filler, etc)
- . Install new pre-hung door
- . Prime and paint all new and disturbed areas

Total \$ 43,170.00

Note: Replacement of floor system will be diagnosed at time of construction and a price provided

Ramp, Intake Building

- . Remove existing ramp and build new pressure treated ramp

Total \$ 420.00

Roof Replacement, Intake Building

- . Remove existing roof and dispose offsite
- . Inspect roof plywood sheathing and inform owner
- . Install new 5V metal roof

Total \$ 3,430.00

Note: Replacement of roof sheathing and/or rafters will be diagnosed at time of construction and a price provided

Roof Replacement, Gallery Building

- . Remove existing roof and dispose offsite
- . Inspect roof plywood sheathing and inform owner
- . Install new 5V metal roof

Total \$ 4,530.00

Note: Replacement of roof sheathing and/or rafters will be determined at time of construction and a price provided

Entrance Door, Office Building

- . Remove existing door and frame
- . Install new exterior pre-hung door w/1/2 lite glass
- . Re-install existing hardware
- . Paint new and disturbed areas

Total \$ 1,740.00

General Repairs

- . Cut up and remove tree stumps in parking area
- . Clean out construction debris in parking area
- . Refurbish Goathouse Refuge grounds (cut tree vines at Gallery Building; repair woven willow branch garden walls)

Total \$ 65.00/man hour

This quote includes estimates for the work as written. It does not include any permit, inspection, engineering or design fees. Undercut or rock excavation is not included. If encountered, plumbing, mechanical, gas or communication relocates are not included. Should the scope of this project change, prices will be discussed with the owner and a change order written.