

# PAUL STRESING ASSOCIATES, INC.

ARCHITECTURE • SPACE PLANNING • INTERIOR DESIGN

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American Institute of Architects  
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Registration Boards

March 27, 2020

VIA E-MAIL: crjackson@alachuacounty.us  
Mr. Charlie Jackson  
Facilities Director  
Facilities Management  
915 SE 5<sup>th</sup> Street  
Gainesville, FL 32601

RE: Opinion of Probable Cost – Alachua County Health Department Re-roof

Dear Mr. Jackson,

Pursuant to our recent conversation regarding the reroofing of the Alachua County Health Department and the "Opinion of Probable Cost" to successfully complete the reroofing efforts, the initial investigative work was completed a year-and-a-half ago and did not factor in inflation and material escalation. The initial \$625,000.00 Opinion of Probable Cost did not reflect inflation, material costs escalation, and the unique times we are currently encountering. The initial budget number should reflect a 20% increase to better reflect the current construction environment. Below please find the recent "Opinion of Probable Cost" based on today's market:

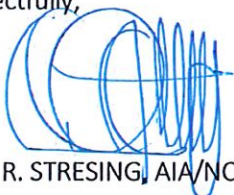
- Size of roof 72,929 sf x \$10.50/sf = \$765,755
  - Miscellaneous Incidentals assume = \$40,000
- Total Revised Estimate = ± \$795,755.00

Once we establish the roofing contractor performing the work there may be an opportunity to salvage portions of the parapet flashings, which could reduce this number slightly, for the purpose of this estimate I have assumed replacement of all flashings. The work will also leave the recently caged hurricane hardened skylights undisturbed and excluded from this project scope of work.

It is assumed this project will pursue a hard-bid type construction delivery. However, I would like to point out that because of the unique sensitivity of the building type and its occupants the County may elect to pursue a Construction Management delivery approach.

If you have any questions or if I may be of further assistance please do not hesitate to contact me.

Respectfully,



PAUL R. STRESING, AIA/NCARB