SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Historic Courthouse Interior Renovation Owner Contingency #01 regarding repair to the Judicial Center Roof (For Information Only)

REQUESTED ACTION: **Information Only**

☐ Work Session (Report Only) **DATE OF MEETING:** 8/28/2012
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: Emmett Sapp Builders
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Public Works Division/Facilities Development

BUDGET IMPACT: $160,882.15
☐ Annual **FUNDING SOURCE:** Facilities Maintenance Budget
☐ Capital **EXPENDITURE ACCOUNT:** 001-100-519-4630
☐ N/A

HISTORY/FACTS/ISSUES:
The scope of this contingency request is to repair the Judicial Center Roof. The repair work includes exterior restorations of designated brick walls, parapet walls and tile roof assemblies. It addresses the rotted decking, the valley gutters, the bell tower leaks, the stucco on the parapet walls and the water sealants.

This work had to be done now, or just prior to the follow-on Judicial Center renovation project. By doing this now, it allowed relocation of the Clerk of the Circuit Court to the Judicial Center prior to commencement of the Historic Courthouse Interior Renovation, which facilitates completion of the interior of the Courthouse. This is an owner request and will have no financial impact to the Courthouse Renovations project. The cost will be funded through the Maintenance Budget, as this is classified as maintenance, with work accomplished by our courthouse contractor, Emmett Sapp Builders. Work started in April and will be completed by mid-September.

HISTORIC COURTHOUSE INTERIOR RENOVATION
RFP # 020-0-2011/AT
OWNER CONTINGENCY #01

SCOPE:

Change Request (CR) #5 - The scope of this contingency is to repair the Judicial Center Roof. This repair work includes exterior restorations of designated brick walls, parapet walls and tile roof assemblies. It addresses the rotted decking, the valley gutters, the bell tower leaks, the stucco on the parapet walls and the water sealants.

This contingency was required in order to relocate the Clerk of Courts over to the Judicial Center prior to commencement of the Historic Courthouse Interior Renovation. This is an Owner Request.

TOTAL $0.00

FINANCIAL:

This contingency will have no financial impact to the Courthouse Renovations Project. The total cost of **$160,882.15** will be funded through the Maintenance Budget.

Submitted by:
Long H. Nguyen, PE
Project Manager
URS Corporation
Date: July 25, 2012

Please sign all four copies
1- Finance
1- Fac. Dev.
1- URS
1- URS to transmit to ESB

AUG 15 '12 AM11:26

REQUEST FOR USE OF CONTINGENCY

SUMTER COUNTY
BOARD OF COUNTY COMMISSIONERS

FACILITIES DEPARTMENT

URS

Facility Name: Historic Courthouse Interior Renovation	**Request No.:** 1
Project Name: Sumter County Historic Courthouse and 1988 Main Jail Renovation	
Sumter County RFP No.: RFP# 020-0-2011/AT	**Request Date:** 7/25/2012
Architect/Engineer: Architecture Studio, Inc.	
General Contractor: Emmett Sapp Builders, Inc.	
General Contractor Address: 4430 NE 83rd Road, Wildwood, FL 34785	
Sumter County Construction Manager: URS Corporation	
Scope of Work:	The Judicial Center Roof Repair includes exterior restorations of designated brick walls, parapet walls and tile roof assemblies. It addresses the rotted decking, the valley gutters, the bell tower leaks, the stucco on the parapet walls and the water sealants. There will be no financal impact to the Historic Courthouse Interior Renovation. The total cost of $160,882.15 will be funded through the Maintenance Budget.

Description	Quan.	Unit	Labor Unit Cost	Labor Cost	Mat. Unit Cost	Mat. Cost	Subcon-tractor Cost	Equip. Cost	CM Mark-up	**Total Cost**
Judicial Center Roof Repair	1	LS								$160,882.15
SUBTOTAL										$160,882.15
Sales tax										
TOTAL (NOT TO EXCEED)										**$160,882.15**

Approvals:

Construction Manager Date: 8/14/12

Project Manager Date: AUG 13 2012

County Administrator Date: 8/14/12

Requestor:

Emmett Sapp Builders, Inc
Company Name

Emmett Sapp Pres. Date: 8/9/12
By Signature/ Title

Approvals:

Sumter County BOCC Date:

Note: Attach "Contingency Log" as part of this Request For Use of Contingency

REQUEST FOR USE OF CONTINGENCY

SUMTER COUNTY
BOARD OF COUNTY COMMISSIONERS

FACILITIES DEPARTMENT

URS

OWNER'S CONTINGENCY LOG

Facility Name: Interior Historic Courthouse Renovation

Project Name: Sumter County Historic Courthouse and 1988 Main Jail Renovation

Sumter County RFP No.: RFP #020-0-2011/AT

No.	DATE	DESCRIPTION	COST	CONTINGENCY BALANCE	APPROVAL (Y/N)	REASON
				$375,000.00		
1	07/25/12	Judicial Center Roof Repair	$0.00	$375,000.00	Y	Owner Request

Emmett Sapp Builders, Inc.

Schedule of Values

EXTERIOR RESTORATION OF: SUNTER COUNTY JUDICIAL CENTER

Application Number:	1
Application Date:	6/25/2012
Period To:	6/25/2012
Architect's Project No:	CCD 1

ITM	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION	THIS PERIOD	STORED MATERIAL	TOTAL COMPLETE TO DATE	%	BALANCE TO FINISH	RETAINAGE
1	A+ALL PRO ROOFING, INC.								
2	LABOR HOURS	12,495.52		12,495.52	0.00	12,495.52	100%	(0.00)	1,249.55
3	GRACE ICE & WATER SHIELD	2,365.22		2,365.20	0.00	2,365.20	100%	0.02	236.52
4	ISO BOARD	48.46		48.45	0.00	48.45	100%	0.01	4.85
5	PLYWOOD SHEATHING	436.82		436.82	0.00	436.82	100%	0.00	43.68
6	MISCL MATERIALS	245.88		530.08	0.00	530.08	216%	(284.20)	53.01
7	CAULKING	100.00		100.00	0.00	100.00	100%	0.00	10.00
8	TERMINATION BAR	90.00		90.00	0.00	90.00	100%	0.00	9.00
9	COPPER FLASHING	1,200.00		1,200.00	0.00	1,200.00	100%	0.00	120.00
10	STAINLESS STEEL SCREWS/WASHERS	135.00		135.00	0.00	135.00	100%	0.00	13.50
	DELIVERY CHARGES	159.00							
	6" MEMBRANE & 9 GALLONS OF MODIFIED BULL	125.20							
11	OH/P @ 15%	2,002.93		2,002.93	0.00	2,002.93	100%	0.00	200.29
12	UNITED MASONRY								
13	LABOR	13,713.00		13,713.00	0.00	13,713.00	100%	0.00	1,371.30
14	MATERIALS/MISCELLANEOUS TOOLS	675.00		493.50	0.00	493.50	73%	181.50	49.35
15	FORKLIFT RENTAL	2,400.00		2,400.00	0.00	2,400.00	100%	0.00	240.00
16	MANLIFT RENTAL	1,943.00		1,943.00	0.00	1,943.00	100%	0.00	194.30
17	SCAFFOLD RENTAL	2,829.00		2,829.00	0.00	2,829.00	100%	0.00	282.90
18	FUEL	400.00		400.00	0.00	400.00	100%	0.00	40.00
19	PRESSURE WASH/SEAL BRICK	~~5,268.00~~	~~$5,185.63~~	5,268.00	0.00	5,268.00	100%	0.00	526.80
20	OH/P @ 15%	4,084.20		4,056.98	0.00	4,056.98	99%	27.22	405.70
21	MARION/SERVICE ROOFING								
22	UNDERLAYMENT MODIFIED ROOFING - LABOR	9,320.00			0.00	0.00	0%	9,320.00	0.00
23	UNDERLAYMENT MODIFIED ROOFING - MATERIAL	13,125.00			0.00	0.00	0%	13,125.00	0.00
24	SHEET METAL WORK - LABOR	13,500.00			0.00	0.00	0%	13,500.00	0.00
25	SHEET METAL WORK - MATERIAL	15,000.00			0.00	0.00	0%	15,000.00	0.00
26	RE-INSTALL TILE - LABOR	12,835.00			0.00	0.00	0%	12,835.00	0.00
27	RE-INSTALL TILE - MATERIAL	7,140.00			0.00	0.00	0%	7,140.00	0.00
28	GUTTER RESEALING - LABOR	2,500.00			0.00	0.00	0%	2,500.00	0.00
29	GUTTER RESEALING - MATERIAL	500.00	~~$3,886.00~~		0.00	0.00	0%	500.00	0.00
30	MANLIFT RENTAL	~~5,829.00~~			0.00	0.00	0%	5,829.00	0.00
31	GENERAL CONDITIONS								
32	PROJECT MANAGEMENT	2,250.00		792.00	0.00	792.00	35%	1,458.00	79.20
33	SUPERVISION	14,500.00		11,026.00	0.00	11,026.00	76%	3,474.00	1,102.60
34	REPROGRAPHICS	175.00		88.00	0.00	88.00	50%	87.00	8.80
35	DUMPSTERS	400.00		200.00	0.00	200.00	50%	200.00	20.00
36	TEMP TOILETS	180.00		120.00	0.00	120.00	67%	60.00	12.00
37	BARRICADES (RENTAL)	324.00		108.00	0.00	108.00	33%	216.00	10.80
38	~~$146,256.50~~								
39	SUB TOTAL	~~148,284.23~~	0.00	62,841.48	0.00	62,841.48	42%	85,452.75	6,284.15
40	10% OHP $ 14,625.65	~~14,828.42~~	0.00	6,284.15	0.00	6,284.15	42%	8,545.27	628.41
	$160,882.15	~~163,123.65~~	0.00	69,125.63	0.00	69,125.63	42%	93,998.02	6,912.56

7/20/2012

Invoice

A + All Pro Roofing, Inc.

4630 N.E. 35th Street
Ocala, FL 34479

Date	Invoice #
5/24/2012	1346

Bill To
Emmett Sapp Builders, Inc. 4430 N.E. 83rd Road Wildwood, Florida 34785

ENTERED JUN 11 2012

PD 6-22-12

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
	RE: Sumter County Judicial Center 215 E. McCollum Ave Bushnell, FL 33513	15,355.81	15,355.81
	Labor And Materials To Remove Existing Tile As Needed For Dry In/ Wood Repair		
	For Work Completed Through 5/23/12		
	190-1/2 Man Hours @$45.00 Per Hour Total Of $8,572.50 20 Rolls Grace Ice & Water Shield @$118.26 Total Of $2,365.22 3 Sheets ISO Total Of $48.46 25 Sheets Of Plywood Total Of $436.82 Miscellaneous Roofing Materials As Needed For Job Geoseal Hoses And Sprinkler Heads Total Of $245.88		
	10 Tubes Of Caulking Total Of $100.00 Term Bar Total Of $90.00 5 Sheets Of Copper Total Of $1,200.00 Stainless Steel Screws And Washers Total Of $135.00		
	Delivery Charges $159.00		
	15% Profit $2,002.93		

RECEIVED
MAY 30 2012
BY: dw

JOB 1204 EXTRA: —
SUBCONTRACT ~~7035~~ 1204 ROOF
CHG# — COST CODE ~~SUB~~ 7035
CATEGORY SUB
LIEN RELEASE JM

Thank you for your business.

Total $15,355.81

Phone #	Fax #	E-mail
352-236-2719	352-236-6067	aplusroofing4630@yahoo.com

A + All Pro Roofing, Inc.

4630 N.E. 35th Street
Ocala, FL 34479

Invoice

Date	Invoice #
7/3/2012	1433

Bill To
Emmett Sapp Builders, Inc. 4430 N.E. 83rd Road Wildwood, Florida 34785

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
	Re: Sumter County Judicial Center 215 E. McCollum Ave. Bushnell, Florida 33513	4,048.22	4,048.22
	Labor and Materials for the above referenced job for waterproofing:		
	Materials: 2 - Rolls of 6" Membrane 9 - Gallons Of Modified Bull Total Of: $125.20		
	Labor: 87.18 Man Hours @ $45.00 Total Of: $3,923.02		

JOB _____ EXTRA: _____
SUBCONTRACT _____
CHG# _____ COST CODE _____
CATEGORY _____
LIEN RELEASE _____

RECEIVED
JUL 03 2012
BY: dwl

Thank you for your business.

Total $4,048.22

Phone #	Fax #	E-mail
352-236-2719	352-236-6067	apiusroofing4630@yahoo.com

Shelton Crow

From: Brian Kendall <unitedmasonry@gmail.com>
Sent: Thursday, July 19, 2012 8:33 AM
To: Shelton Crow
Subject: breakdown
Attachments: Job cost breakdown.xlsx

Shelton-

Attached is the revised breakdown on our letterhead as requested.

All my time spent preparing, mobilizing, and supervising this job and the travel to the site is included in the 15% markup.

Labor rates are actual cost, one mason and three laborers as previously stated. Equipment, material, and fuel costs are shown.

The new diamond blades were completely destroyed doing the work.

The deliveries billed for is minimal compared to the actual time and expense spent.

Rainbow Caulking and Waterproofing, LLC. is a subcontract and is a fixed cost, but I have shown the labor and material costs for them as well.

--
Regards

Brian Kendall
Project Manager
(352) 245-2041 office
(352) 266-6655 cel
(352) 307-7495 fax
unitedmasonry@gmail.com

UNITED MASONRY
13096 S Hwy 301, Belleview, FL 34420
Phone 352-245-2041

United Masonry Labor and Materials Breakdown for Sumter County Judicial Center
6/20/2012 revised 7-18-2012

1 mason 3 laborers @ $75.35 hr X 182		$ $13,713.00	
Materials and miscellaneous items			
100 sq ft stick on flashing to cover metal thru wall		$200.00	
10 bags colored mortar		$150	
3 yards sand		$100.00	
3- 4 1/2 inch diamond blades for cutting mortar joints		$75.00	
2- 14 inch diamond blades for demo brick		$150.00	
Equipment rental- forklift	$400 week 6 weeks	$ $2,400.00	
Equipment rental- manlift	one month	$1,943.00	
Equipment rental scaffold	two months	$2,829.00	
forklift fuel for mason and roofer 35 gallons		$140.00	
manlift fuel 25 gallons		$100.00	
truck fuel miscellaneous pickup and deliveries		$160.00	
Rainbow Caulking and Waterproofing, LLC	subcontract		
pressure wash areas to be sealed		~~$1,200.00~~	$1,117.63
seal brick with 2 coats Double 7		$2,205.47	
45 gallons Double 7 sealer		$1,862.53	
subtotal		~~$27,228.00~~	$27,145.63
Add 15% overhead and profit		~~$4,084.20~~	$4,071.84
Total		~~$31,151.20~~	$31,217.47

Marion/Service

Marion/Service Roofing & Sheet Metal Company
P.O. Box 1628, 1011 S.W. 33rd Ave., Suite 200
Ocala, Florida 34478
(352) 622-7256 Fax (352) 622-1466
E-mail: ocala@serviceroofing.com
Website: www.tri-stateservicegroup.com

CONTRACTORS FOR:
BUILT UP & SINGLE PLY ROOFING
SHEET METAL FABRICATION & ERECTION

STATE ROOFING LICENSE #CCC054796

July 2, 2012

Shelton Crow
Emmett Sapp Builders, Inc.
4430 NE 83rd Rd.
Wildwood, FL 34785

Re: Sumter County Courthouse Tile Roof Repairs

Scope of work:

- Install Siplast roofing system at 2 cricket roofs
- Install Soprema Colphene tile underlayment
- Install Siplast Veral flashing and back up membrane at parapet wall
- Fabricate and install 20 oz. copper flashings per plans
- Install Siplast Paraguard Coping cap at parapet wall (.063 Kynar)
- Re-install roof tile with foam adhesive
- Tear out valley flashing, dry-in and install new valley flashing

Price Breakdown:	Labor	Material	
1. Underlayment, modified roofing:	$ 9,320	$ 13,125	
2. Sheet Metal Work	$ 13,500	$ 15,000	
3. Remove/Re-install tile	$ 12,835	$ 7,140	
4. Gutter Re-sealing	$ 2,500	$ 500	
5. Manlift Rental		$ ~~5,829~~	$3,886.00
	Total:	$ ~~79,749.00~~	$77,806.00

Notes:
Since the stair tower has been removed we should probably have a manlift for everyone to access the roof.
~~Three~~ month's rental is $ ~~5,829.00~~.
Two $3,886.00

Jon Belcher
Vice President

All Agreements Are Contingent Upon Government Requirements, Strikes, Acts of God, or Other Causes Beyond Our Control, Offers to Subcontract Are Based Upon Execution of The AGC/ASA/ASC Standard Form Construction Subcontract – 1994 Edition, or AIA Document A-401, 1997 Edition. Insurance Certificates Will Be Furnished In Accordance With The Standard Form Issued By Our Insurance Company. Stenographic Errors Are Subject to Correction.

Shelton Crow

To: Jon Belcher
Subject: RE: Sumter County Judicial Building Roof Repairs

Thank you,
Shelton

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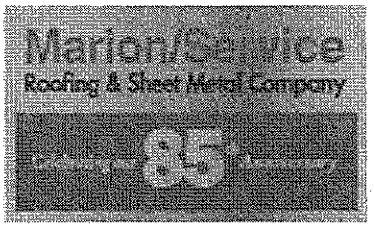
From: Jon Belcher [mailto:jbelcher@serviceroofing.com]
Sent: Monday, July 02, 2012 1:41 PM
To: Shelton Crow
Subject: RE: Sumter County Judicial Building Roof Repairs

Price Breakdown:

1. Underlayment/modified roofing
    a. Labor: 194 hours @ $ 48.04 = $ 9,320.00
    b. Material(base sheet, cap sheet, screws/plates, primer, roof cement): $ 13,125.00
2. Sheet Metal work
    a. Labor: 270 hours @ $ 50.00 = $ 13,500.00
    b. Material (stainless steel flat sheets, copper flat sheets, lead boots, coping cap): $ 15,000.00
3. Remove/Re-install tile
    a. Labor: 267 hours @ $ 48.07 = $ 12,835.00
    b. Material (tile adhesive, mortar, mortar pigment, roof cement): $ 7,140.00
4. Manlift Rental – 3 months @ $ 1,943.00 = 5,829.00

Jon Belcher
Vice President
V: (352) 622-7256
F: (352) 622-1466



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From: Shelton Crow [mailto:scrow@emmettsappbuilders.com]
Sent: Friday, June 29, 2012 3:05 PM
To: Jon Belcher (jbelcher@serviceroofing.com); Brian Kendall (unitedmasonry@gmail.com)

Shelton Crow

From: Jon Belcher <jbelcher@serviceroofing.com>
Sent: Thursday, July 19, 2012 8:53 AM
To: Shelton Crow
Subject: Re: Please update me - judicial roof leaks and clean up

Let's add one month on the man lift rental ($1943) just in case. We can give it back if we don't need it.

Jon Belcher
Vice President
Marion/Service Roofing & Sheet Metal

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On Jul 19, 2012, at 8:58 AM, Shelton Crow <scrow@emmettsappbuilders.com> wrote:

Jon,
I would like to get final numbers to URS today – is you pricing still good?

Thank you,
Shelton

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From: Shelton Crow
Sent: Wednesday, July 18, 2012 3:11 PM
To: 'Jon Belcher'
Cc: Bill Miller (bmiller@emmettsappbuilders.com)
Subject: RE: Please update me - judicial roof leaks and clean up

To be safe - I would project the completion out to the end of August.

Thank you,
Shelton

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From: Jon Belcher [mailto:jbelcher@serviceroofing.com]
Sent: Wednesday, July 18, 2012 2:50 PM
To: Shelton Crow
Subject: RE: Please update me - judicial roof leaks and clean up

This may add to the duration of the manlift rental.

12-04 Sumter County Judicial Center Include Closed Jobs: No
Date Range to

Cat	Acctg Date	Description	Vendor	Amount
GENERAL CONDITIONS				
1-010 Project Management				
L	05-31-2012	Crow;Shelton L		641.03
			Labor Total	641.03*
LB	05-31-2012	Crow;Shelton L		151.30
			Labor Burdens Total	151.30*
			Project Management Total	**792.33***
1-020 Supervision				
L	04-12-2012	Miller;William P		38.34
L	04-19-2012	Miller;William P		507.36
L	04-26-2012	Miller;William P		1,054.17
L	05-03-2012	Miller;William P		948.75
L	05-10-2012	Miller;William P		1,025.68
L	05-17-2012	Miller;William P		1,063.75
L	05-24-2012	Miller;William P		973.08
L	05-31-2012	Miller;William P		1,006.25
L	06-07-2012	Miller;William P		920.00
L	06-14-2012	Miller;William P		1,054.17
L	06-21-2012	Miller;William P		443.37
L	06-28-2012	Miller;William P		324.36
L	07-05-2012	Miller;William P		107.81
			Labor Total	9,467.09*
LB	04-12-2012	Miller;William P		8.45
LB	04-19-2012	Miller;William P		111.83
LB	04-26-2012	Miller;William P		232.35
LB	05-03-2012	Miller;William P		209.10
LB	05-10-2012	Miller;William P		226.07
LB	05-17-2012	Miller;William P		234.44
LB	05-24-2012	Miller;William P		214.47
LB	05-31-2012	Miller;William P		221.78
LB	06-07-2012	Miller;William P		202.77
LB	06-14-2012	Miller;William P		232.34
LB	06-21-2012	Miller;William P		97.72
LB	06-28-2012	Miller;William P		71.49
LB	07-05-2012	Miller;William P		23.75
			Labor Burdens Total	2,086.56*
			Supervision Total	**11,553.65***

RE: Judicial Center Roof Repair - Schedule of Values Review

Shelton Crow [scrow@emmettsappbuilders.com]
Sent: Thursday, July 12, 2012 5:14 PM
To: Nguyen, Long
Cc: rispoli@rispolisosa.com

Long,
We have included the replacement cost of the two valleys in our price.

Thank you,
Shelton

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From: Nguyen, Long [mailto:long.nguyen@urs.com]
Sent: Thursday, July 12, 2012 4:58 PM
To: Shelton Crow
Cc: Carruthers, Joan
Subject: Fw: Judicial Center Roof Repair - Schedule of Values Review

See below...

From: Joe Rispoli [mailto:rispoli@rispolisosa.com]
Sent: Thursday, July 12, 2012 04:52 PM
To: Nguyen, Long
Subject: FW: Judicial Center Roof Repair - Schedule of Values Review

Can you answer Jay question below.
Thanks,
Joe

joseph a. rispoli | aia, architect
senior partner
architecture studio, inc.
great design shapes the future
114 south magnolia avenue ocala, florida 34471
www.rispolisosa.com (352) 620-0944 f: (352) 620-0996

From: Jay Ammon [mailto:jay@jayammon.com]
Sent: Thursday, July 12, 2012 12:04 PM
To: Joe Rispoli
Subject: RE: Judicial Center Roof Repair - Schedule of Values Review

Thanks Joe,

How much more are they requesting for the replacement two valleys? Other than that, I'm ok with the

total cost.

Thanks,

Jay
Jay Ammon AIA.

JAY AMMON ARCHITECT, INC.
LICENSE NO. AA C002098
3246 LAKEVIEW OAKS DRIVE
LONGWOOD, FLORIDA 32779
FAX (407) 333-4686
PHONE (407) 333-1977

From: Joe Rispoli [mailto:rispoli@rispolisosa.com]
Sent: Wednesday, July 11, 2012 7:21 PM
To: Nguyen, Long
Cc: Jay Ammon; Don Dubois; Haber, Bill; bmiller@emmettsappbuilders.com
Subject: Re: Judicial Center Roof Repair - Schedule of Values Review

Long,
I will review with Jay.
Thanks,
Joe

Joseph A. Rispoli, AIA
Architect, Senior Partner
Architecture Studio, Inc.
352-620-0944

Sent from my I Phone

On Jul 11, 2012, at 2:25 PM, "Nguyen, Long" <long.nguyen@urs.com> wrote:

Joe/Jay,

Please find attached the revised overall cost for the Judicial Center Roof Repair. Please review the validity of the costs and provide a recommendation.

We would like to try and have this submitted to the County as soon as possible. Anything you guys can do to expedite the review would be appreciated.

Thank you,

Long H. Nguyen, PE
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Phone: 407.422.0353
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