

ARRON TERRACE

BUILDING #3 ROOF REPLACEMENT COST ROUGH ESTIMATE

- 1) Five Villas comprise Arron Terrace Building #3: 12203, 207, 211, 215, and 219.
- 2) Based on rough estimates by several roofing contractors – the average cost would be about \$8,000+ per unit, with the total building cost at around \$40,000+. Unseen roof decking damage (our builder used MDF instead of CDX plywood) will probably move the final number upward somewhat.
- 3) Based on public records, total area under roof for this building is the sum of the 5 Villa units: 11,360 sf. Total area is defined as air-conditioned plus non-air-conditioned space.
- 4) According to public records, total area for each unit:
 - 12203: 2,393sf / 21.065% of total building.
 - 207: 2,323sf / 20.449% of total building.
 - 211: 1,965sf / 17.298% of total building.
 - 215: 2,286sf / 20.123% of total building.
 - 219: 2,393sf / 21.065% of total building.

Or: 11,360 sf / 100.00% of total building.
- 5) Cost distribution estimate by unit based on total area on record with Pasco County:
 - 12203: \$40,000 x 21.065% = \$8426
 - 207: \$40,000 x 20.449% = \$8180
 - 211: \$40,000 x 17.298% = \$6919
 - 215: \$40,000 x 20.123% = \$8049
 - 219: \$40,000 x 21.065% = \$8426

Note: Final cost distribution will be decided by the roofing contractor, who will be generating a separate contract for each Villa.

12/04/2020