



June 6, 2023

Leslie McLendon, AICP - Senior Planner
Christine A. Berish – Development Review Manager
ALACHUA COUNTY GROWTH MANAGEMENT
10 SW 2nd Ave
Gainesville, FL 32601

RE: Newberry Rd Chevron – Renovations
Gainesville, FL

Dear Leslie & Christine,

As Design-Builder, Gray Construction closely reviewed the existing building and, along with the Owners, determined the best course of action for the project would be to demolish the current building and construct a new C Store on the same footprint. Our findings are below:

- *The existing building was surveyed and does not meet current structural soundness or building codes. The existing structure is an old, narrow width steel frame and metal panel structure with a metal roof joist system and deck. The aged steel structure is not sufficient to meet required wind loads and pressures, and much of the structure and roof support has rust and deterioration damage, based on its age and material lifespan.*
- *The roof is not sound. It has several leaks in the envelope, and will not support RTU's (Roof Top HVAC Units) as planned and typical of similar modern buildings.*
- *There is also concern that the roof structure would potentially not hold Emergency Service personnel in the event of a fire, if they or others needed roof access, etc.*
- *The building was Haz Mat surveyed and contains both Asbestos and Lead Based Paint, which could be hazardous to workers or patrons. The Hazardous Materials will be properly abated prior to demolition and the regulated disposal process.*
- *The building does not meet any current codes for life safety egress. energy efficiency, glazing area, etc....*
- *The electrical wiring of the entire building is hazardous, dangerous, and does not meet current codes. Much of the wiring is undersized and dated back to the original structure.*



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- *Any attempt to retain part of the building or its systems, would require such tremendous modifications that almost the entirety of the structure, the mechanical systems, and roof would need to be removed, in an effort to accommodate the code required revisions. Accordingly, the work was determined to be more costly to salvage portions of the building and end up with a sub-standard structure, than to demolish and re-build in place with a structure meeting all applicable building codes and standards.*

Please include this information with the project review and do not hesitate to contact me if there are questions or concerns.

Thank you,
GRAY CONSTRUCTION SERVICES, INC.

Joe White
Pre Construction Director