

1/12/15 Titus County Commissioner's Court

Agenda Item #6 Adult Probation – Final Closeout and Additional Charges related to HVAC

1. Construction complete with finish of green wall, lowering of hand rail, and site cleanup. Items left in corner building to be used in future county construction – ie 4 foot wood paneled door from old train station. Plan is to refinish it and incorporate into future renovations in the annex.
2. Two HVAC issues remaining for final cost closeout on the project – (1) Additional electrical charges for HVAC change to electric and (2) cost of ducting the HVAC return

History

- a. Original construction plan was to reuse existing 5 ton gas fired HVAC unit, provide a new second 5 ton unit for the renovation, and use the plenum (space between the ceiling and the roof) for return air
- b. Vandalism after contract award resulted in irreparable damage to existing 5 ton unit causing need for a contract change to add a new 5 ton unit. Commissioner's court approved the addition of \$6250 for one new 5 ton HVAC unit.
- c. Subcontractor Roberts Air Conditioning provided and installed 2 new 5 ton units per amended contract and supplied heat pump units (electric) similar to what is prevalent across county facilities.

Electrical change

- d. The change from the original plan for gas units to the energy efficient heat pumps (electrical vs gas) required additional electrical service not included in original contract in the amount of **\$2100**. This additional cost was not identified to us until project closeout reviews.

HVAC change – Ducted return

- e. Original design include use of the plenum for return air which required the underside of the roof to be insulated. Discussions were held and a determination was made that ducting the return would be less expensive than insulating the underside of the roof. Ducted return was provided and installed.
- f. Assumption was made that the savings from not insulating the roof would be used for the costs of ducting the return.
- g. Insulation was installed above the ceilings to insulate the work spaces in lieu of insulating under the roof.
- h. The issue of additional costs for HVAC return ducting was not identified until receipt of final bill from Roberts Air Conditioning.
 - Original Roberts estimate was \$12,550, Court approved changed for new 5 ton unit was \$6250 making total previously approved for Roberts Air Conditioning work on Adult Probation as \$18,900.
 - Final bill from Roberts is \$22,990 resulting in a delta of **\$4090** for the extra work associated with ducting the return air.