

Ratliff Building Construction Changes

2/9/15

- **Background**

- The county does not have drawings for existing Ratliff building therefore certain items were not revealed until demolition was begun. The following items and their solutions are offered for county commissioner's court consideration.

- **Demolition Findings**

- **No existing insulation in Exterior Walls** – The paneling was not attached to gyp board on a furred out wall as expected. Paneling was glued directly to the concrete block and there is no insulation on any of the exterior walls. This should be furred out with new insulation installed behind the gyp board walls. **Additional costs to complete - \$9000**
- **Exterior Walls are not square.** No real fix but will need to adjust wall and ceiling grids to accommodate. **No cost change requested.**
- **No insulation under roof.** The insulation thought to be sprayed on the underside of the roof is not insulation but rather a fireproofing cellulite. The material is old and falling off in several places. This leads for the need to duct the return air and insulate above the ceiling material.
 - **Ducting the Return Air.** To conserve dollars, we plan to reuse some of the existing old supply duct as return air duct on the south half of the building. On the north half of the building we will build a duct above the cabinets in tax and vehicle registration offices. We will be reusing the existing two 5 ton HVAC units but raising them onto a platform to pull return air into both units. **Cost to complete - \$7285**
 - **Insulate the ceiling.** New R-19 batt insulation is to be installed above the suspended acoustical ceiling. **Cost to complete - \$2300**
- **Hallway wall on south side was improperly built.** This wall was not properly attached for stability and needed to be removed and replaced. Demolition and relocation/rebuild of electrical and janitor closet and document storage area. **Cost to complete - \$4100**
- **Replace hollow core doors with solid core.** Existing doors were hollow core and contained vents that are no longer needed with ducted return. **Cost to complete - \$3800**
- **Mechanical room door lock.** Existing lock was damaged and no key available. Needed replacement with a commercial grade lock with keys. **Cost to Complete - \$80**
- **Three layers of glue on floors that had to be removed.** This took over a week of sanding by two laborers to get to original concrete. This was needed to ensure new tile would adhere to the floor. **No cost change requested.**

TOTAL OF REQUIRED CHANGES = \$26,565

- **User Changes**

- **Work Station Changes.** Changed height of workstations from desk height (30") to counter height (42") and move of safe to storage room and additional cabinets. **Cost to complete - \$3400**
- **Separation of Tax Office and Vehicle Registration Office.** Requires addition of separation wall and precludes a window in tax office. Users requested a window or door to gain outside light in. Costs to complete - **\$3800**
- **Addition of half wall in Voter Registration sign in area.** **Cost to Complete - \$420**

TOTAL OF USER CHANGES = \$7620

- **Cost Tradeoffs**

- **Eliminate restroom expansion.** User approved change to turn two existing bathrooms into one staff restroom with coded lock entry and on one public unisex restroom. **Cost reduction – (\$4000)**
- **Reuse Breakroom Cabinet and Countertop.** Existing in good condition. **Cost Reduction – (\$1500)**
 - **TOTAL OF COST REDUCTIONS = \$5500**

- **Bottom Line**

- **Additional costs of all described items above –**
 $\$26,565 + \$7620 - \$5500 = \$28,685 + \$3442 \text{ (CM)} = \$32,127$
- **Additional 30 days of construction needed**