

Round Rock Annex

Commissioners Court - Regular Session

Date: 12/23/2008
Submitted By: Mary Clark, Commissioner Pct. #1
Submitted For: Mary Clark
Department: Commissioner Pct. #1
Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss and take appropriate action regarding the new Round Rock Annex.

Background

The Design Development documents need to be signed off on before Moman Architects can move forward with the construction document. We can not get a guaranteed maximum price from Chasco until the construction documents are finalized. In order to move forward there are 3 major items that Commissioner Birkman would like to discuss.

1. Gas Line - Gas is not available on this site, but is accessible. The gas line would need to be brought to the site and then to the buildings. The cost for this, not including the pipe inside the building would be approximately \$215,500.00. Historically, gas has been less expensive than electric heat, which would mean that the original extra cost would eventually be surpassed by savings for monthly use. In the recent past, however, gas prices have been erratic so that the savings are not predictable and sometimes non-existent.

2. A.C. system - The current price includes 3 multi-zone units. This system would allow more comfort by allowing temperature variation in more areas. The Alternate to change the 3 larger units to split system would require a minimum of 18 units with 2 make-up air units. Some of the savings in the mechanical will need to be diverted to accommodate additional electrical, structural, and additional roof penetrations. The additional electrical load will mean a larger eclectic bill. Also, the time for general maintenance on 20 units will be greater than the originally proposed 3 units.

3. Stucco vs. stone - The original price includes an entirely stone facade. The design team offered a potential savings by replacing some stone and cast stone with stucco. The effect of the elevations will essentially remain the same, since the entries and the base of the walls will remain the same, since the entries and the base of the walls will remain the stone veneer. The stucco is a lath and plaster system with an integral elastomeric finish. At this time, EIFS foam profiles will only be used to replace the cast stone parapet cornice and window trims.

Fiscal Impact

From/To	Acct No.	Description	Amount	Sort Seq
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Attachments

Link: [Round Rock Annex](#)

Form Routing/Status

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AM

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