



P. O. Box 80169
Austin, TX 78708-0169
(512) 832-1979

Change Request

To: Williamson County
710 Main St.
Georgetown, TX 78626

PH: (512) 943-1599 Fax: (512) 930-3313

Number: 18
Date: 1/18/2018
Project: Wilco WCCHD Office Renovations
Job #: 6148E

Description: Mechanical for HVAC Changes

We are pleased to offer the following specifications and pricing to make the following changes:

Mechanical portion of RFI#13 (continuation from CO#13):

As previously discussed and documented through RFI #'s 9, 13, and 20, design conflicts for the new air handler locations and duct work had been observed in the field throughout the first and second floor. Some of these conflicts were addressed by the design team through official responses. We made the changes in the field per the provided direction. When additional conflicts were found, it was agreed upon on site by all parties, that in an attempt to save time and money on the owner's behalf, Trimbuilt would work out the conflicts in the field and submit the costs for reimbursement. We have gathered and attached the subcontractor costs for these changes.

From initial discovery, the RFI process, investigation, design changes, field modifications, etc. these conflicts have taken 10 weeks overall to resolve and delayed the critical path by 3 weeks. This project extension of 3 weeks was included in CO#13.

Description:	Price
Mechanical	23,274.00
Supervision	2,700.00
Project Management	1,050.00
Insurance	405.36
Profit / Fee	1,405.75
P & P Bond	685.73
Total:	29,520.84

If you have any questions, please contact me at 512-832-1979.

Submitted by:

Trimbuilt Construction, Inc.

Approved By: _____

Date:

2-7-18

CC:



Trimbuilt Construction, Inc.
On time. Every time.

P. O. Box 80169
Austin, TX 78708-0169
Phone: (512) 832-1979
Fax: (512) 873-0142

Request for Information

RFI#9

To: Michael Cowan	Fax:
From:	Date: 9/15/2017
Project: 6148E - Wilco WCCHD Office Renovations	Pages:
CC: Michael Holiman	Return by: 9/20/2017

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

There are several areas throughout the building that will not allow for the specified ceiling heights due to the specified above ceiling MEP space requirements and existing wall heights that are not shown to be increased.

Please advise.

Keep the ceilings as tall as possible to accommodate mechanical and existing wall heights. If ceilings can be higher in meeting & conference rooms or in the lobbies, please make them so.

Haddon+Cowan Architects 9.15.17

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P. O. Box 80169
Austin, TX 78708-0169
Phone: (512) 832-1979
Fax: (512) 873-0142

Request for Information

RFI#13

To: Michael Cowan

Fax:

From:

Date: 9/27/2017

Project: 6148E - Wilco WCCHD Office
Renovations

Pages:

CC:

Return by: 9/29/2017

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

As discussed previously, there are conflicts with the mounting locations shown for several of the new air handlers. These conflicts included scheduled ceiling heights, bar joists, bar joist stiffeners, and existing fire sprinkler lines. Please evaluate on site the scheduled location for each air handler in accordance with their dimensions shown on the reviewed submittal and send direction for a resolution.

For example:

Unit 1.1 under the bar joist would leave a 6'11" / 7' ceiling. We would need to relocate the unit up between the bar joists. By doing so we encounter a conflict with the sprinkler system.

We are currently installing ductwork and will not be able to do so in areas of conflict until receiving direction.

Please respond by the end of day 9/29/17.

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Please see attached revised drawing M2.01 for additional information.

Brief summary is as follows:

AHU-1.1: Shift RA main plan north away from exterior wall approximately 2'-0". Flatten RA duct under structural beam at Nursing 135. Move AHU-1.1 plan south into Nurse/NP 132, Coordinate with existing bar joists for maintenance access (check AHU configuration from factory). Flatten SA duct under structural beam at Nursing Room 135.

AHU-1.2: Modify sprinkler piping, cut sway bar and room shall have ceiling at 8'-0".

AHU-1.4: Move AHU plan west approximately 1'-0" to allow for connection and transition to flattened 24/8 SA duct under beam at Checkout 155 and 2 CSRs 154.

AHU-1.8: Move AHU plan west approximately 1'-0" to allow for connection and transition to flattened 24/8 SA duct under beam between Break Room 148 and Meeting Room 147. Per architect, Break Room 148 will have 8'-0" ceiling. Modify water line as needed.

AHU-1.9: Shift SA duct down from plan north perimeter wall to middle of rooms along perimeter wall to allow for clearance under beams.

AHU-1.10: Shift unit plan east approximately 1'-6" in an attempt to avoid sprinkler piping. If shift is not feasible, modify sprinkler piping and cut sway bar.

Architect's Notes:

Room 131: the ceiling is allowable to be lowered to 8'-0" if needed but still keep as tight as possible

Corridor C102: the ceiling below AHU 1.10 is allowable to soffited to 8'-0" if needed but still keep as tight as possible

Corridor C103: the ceiling below AHU 1.3 & 1.4 is allowable to soffited to 8'-6" if needed but still keep as tight as possible

Room 148: the ceiling is allowable to be lowered to 8'-0" if needed but still keep as tight as possible

Haddon+Cowan Architects 10.5.17



Trimbuilt Construction, Inc.
On time. Every time.

P. O. Box 80169
Austin, TX 78708-0169
Phone: (512) 832-1979
Fax: (512) 873-0142

Request for Information

RFI#20

To:	Michael Cowan	Fax:	
From:		Date:	10/6/2017
Project:	6148E - Wilco WCCHD Office Renovations	Pages:	
CC:		Return by:	10/9/2017
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

This is a follow up to RFI #13. Resolution for the HVAC conflicts for the second floor were not included in the RFI response.

These items were discussed with the architect on site on 9/29/17. The beams are too low to install the duct where shown on the plans. The engineer is also aware per the conversation we had in the meeting at Bob's office. The return air shown will also need to be relocated. These units are 2 1/2/2/2/3 plus exhaust. Marked up plans are attached.

This issue is critical to the project schedule and is causing delays. The full impact of the delays cannot be assessed until complete direction is received, the changes priced and approval received to proceed.

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October 6, 2017

2301 E. Riverside Drive
Bldg A, Suite 80
Austin, TX 78741
(512) 374-9120
haddoncowan.com

Construction Observation Report

Project: WCCHD Renovations
Round Rock, Texas

From: Haddon+Cowan Architects
2301 East Riverside Dr
Building A, Suite 80
Austin, Texas 78741

Architect's Project Number: 16-1010

Site: 355 Texas Ave.
Round Rock, TX

Attendees: Michael Cowan, HCA
Austin Young, Trimbilt

Observation Notes:

Walked the building with Austin Young and reviewed the structural conflicts with proposed mechanical units on the 2nd floor and issues with the outside-air intake location.

- The existing main pre-engineered building structure conflicts with the proposed location of supply ductwork at the low-end of the roof eave (noted in RFI #20). Recommendation is to move the units and ductwork farther in from the edges of the building to allow for clearance. If required the ductwork can also be flattened per MEP response to RFI #20.
- The existing beam at the edge of the building conflicts with the proposed fresh-air intake vent and ductwork on the South side of the 2nd floor. Recommendation from review of this condition is to move this vent to the East wall in the adjacent room and take over an exhaust vent location that is not being re-used.
- It was also noted that there was some small water leakage during the last rain storm into room 217 along the column location. This did not appear to be coming from the roof but rather the exterior wall. Recommendation is to examine the exterior façade and re-caulk the joints of the exterior panels in the area of the water leak.

Reported By:

Michael D. Cowan, AIA
Haddon+Cowan Architects



DBR Response: Melissa Coad, P.E., October 6, 2017

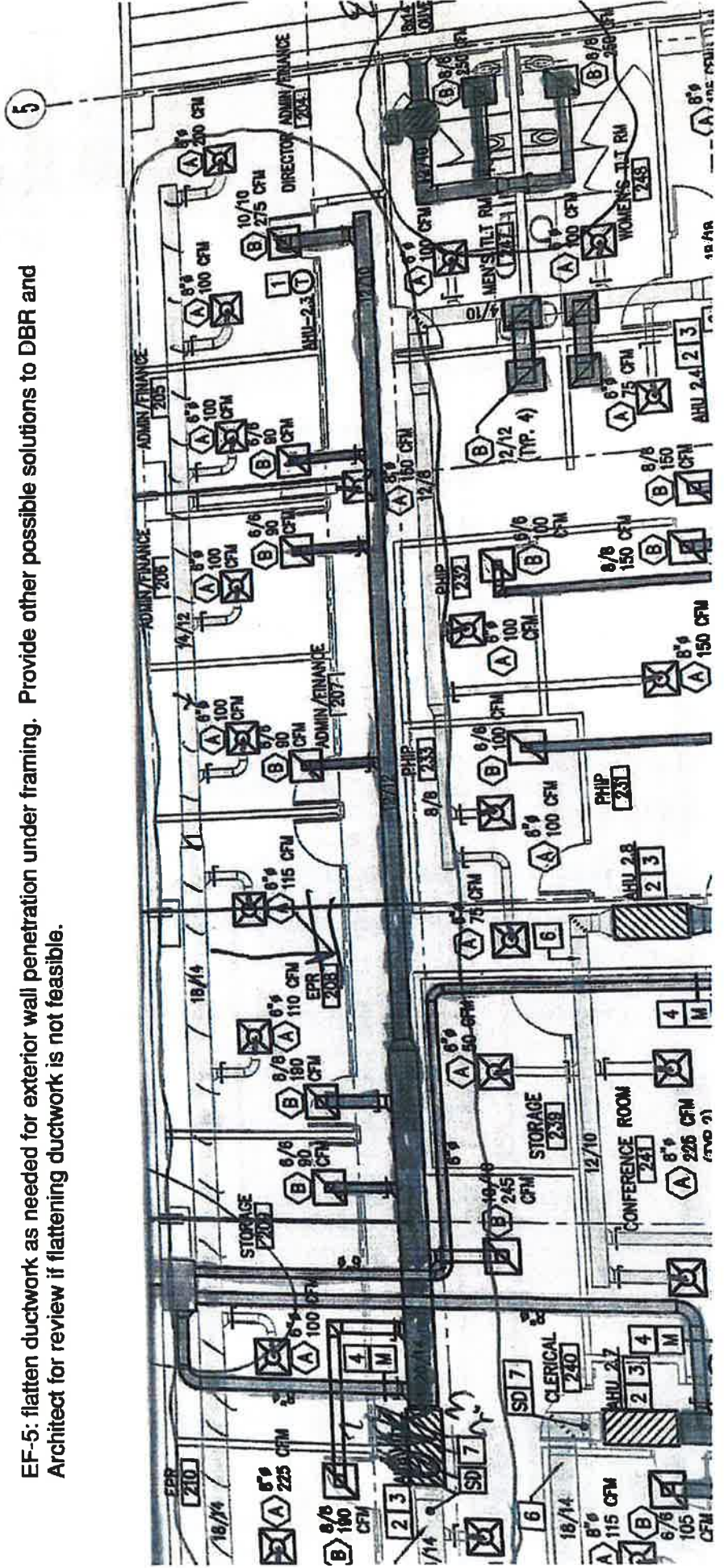
Please note: Specification section 230200, 1.03, B, requires the mechanical subcontractor to submit coordinated shop drawings for DBR's review during submittal phase. These shop drawings shall show any transitions, offsets, clearances and exhaust locations of AHU's and ductwork that were established by actual field measurements, coordination with the structural, architectural and reflected ceiling plans, and other trades.

AHU-2.1: shift AHU-2.1 plan east for clearance away from beam. Provide supply air duct transition to get duct under beam (possibly 24/8). Shift supply duct up to middle of Rooms 219, 220, etc...until clear under beams. Provide duct transitions as required to get duct under beams.

AHU-2.2: Flatten supply air ductwork from AHU-2.2 (perhaps 30/8) for clearance under beam. If zero clearance is available under beam, shift AHU-2.2 and associated ductwork plan east. Western-most supply diffuser may need to shift plan east away from beam.

AHU-2.3: shift supply duct main from AHU-2.3 plan south until clear under beams. Provide transitions as needed and offset ductwork.

EF-5: flatten ductwork as needed for exterior wall penetration under framing. Provide other possible solutions to DBR and Architect for review if flattening ductwork is not feasible.





LOCHRIDGEPRIEST

HEATING • AIR CONDITIONING • PLUMBING

TACLA28343C

M-41036

Price Change Order #4

Date: December 1, 2017

To: **Trimbuilt Construction, Inc.**
12800 N. Lamar Blvd.
Austin, TX 78753

Job Name: **WCCHD Office**
Renovations

Attn: **Michael Holiman**

Job Location: **355 Texas Avenue**
Round Rock, TX

LP Job #: **TLC17-604**

Reference: **Change to HVAC work per RFI #13**

Please add the amount below to install the items listed in the breakout sheet (attached) as per comments from GC to specifications listed. Please note: this changes will not take effect until Lochridge Priest receives a notice to proceed or a Contract Change Order.

Total: **\$23,274.00**

***** THIS WORK TOOK LOCHRIDGE PRIEST 3 ADDITIONAL WEEK TO PERFORM *****

Exclusions: **Bond, overtime and original contract exclusions.**

By:

Brad Milam
Project Manager

Please Note: Lochridge Priest has the right to reprice this change order in the event that the supplied information is incorrect or differs from the actual field situation.

Lochridge Priest

HVAC & PLUMBING SHORT REGAP				PRINT TIME: 12/1/2017 0:00			
JOB NAME: WCCHD Renovation - Sheet Metal Changes				BID DATE: 11/21/2017			
LOCATION:				EST. NO.: 4			
LABOR RATE: \$ 45.00		MAN HRS		EQUIP \$	MAT'L \$	LABOR \$	SUB-MISC
MCA %: 100%		UNIT HRS	EXT HRS				
P L U M B I N G	QUAN	DESCRIPTION					
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1	20% ADD FOR MED. GAS. PIP	0	0	\$ -	\$ -	\$ -
	1	10% ADD FOR DOM. WTR. PIP	0	0	\$ -	\$ -	\$ -
		- TAG & ID	-	0	\$ -	\$ -	\$ -
		- TESTING	-	0	\$ -	\$ -	\$ -
		- SUPERVISION 10.0%	-	0	\$ -	\$ -	\$ -
PLUMBING TOTALS				0	\$ -	\$ -	\$ -
P I P I N G	QUAN	DESCRIPTION					
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1		0	0	\$ -	\$ -	\$ -
	1	10% ADD FOR 1" & DOWN PIP	0	0	\$ -	\$ -	\$ -
		- TAG & ID	-	0	\$ -	\$ -	\$ -
		- SUPERVISION 10.0%	-	0	\$ -	\$ -	\$ -
	PIPING TOTALS				0	0	0
S H E E T M E T A L	#S OF DUCT: 10,473				\$ -		
	LABOR RATES				\$ -		
	1	\$ 40.00 SHOP	12	12	\$ -	\$ 480	
	0	\$ 40.00 HANDLING	-	0	\$ -	\$ -	
	1	\$ 43.00 FIELD	242	242	\$ -	\$ 10,406	
	QUAN	DESCRIPTION					
		Sheetmetal Shop Expense				\$ -	
	1	20% FIELD CORR. FACTOR	0	0	\$ -	\$ -	
	1	Project Manager	4	4	\$ -	\$ 172	
	1	Sheetmetal Materials	0	0	\$ 5,817	\$ -	
	1		0	0	\$ -	\$ -	
	1		0	0	\$ -	\$ -	
	- SUPERVISION 10.0%		26	\$ -	\$ 1,108		
SHEETMETAL TOTALS				284	\$ -	\$ 5,817	\$ 12,167
HVAC TOTALS				284	\$ -	\$ 5,817	\$ 12,167
S U B & M I S C	LINE	DESCRIPTION	VENDOR				SUBCONTRACTOR
	1	INSULATION	Chaparral		\$ -	\$ -	\$ -
	2	TEMP CONTROLS			\$ -	\$ -	\$ -
	3				\$ -	\$ -	\$ -
	4				\$ -	\$ -	\$ -
	5				\$ -	\$ -	\$ -
	6				\$ -	\$ -	\$ -
	7	CLEAN UP CREW			\$ -	\$ 243	\$ -
	8	EQUIPMENT RENTAL				\$ -	\$ -
	9	SU; T & B; G & A			\$ -	\$ -	\$ 1,022
		- SMALL TOOL/MISC MTL/WARRANTY			\$ 989	\$ -	\$ -
	SUB & MISC. TOTALS				\$ -	\$ 989	\$ 243
M I S C	STARTUP LABOR RATE: \$ 90.00		SUMMARY				
	EQUIPMENT ADJUSTMENT: \$ -			HVAC	SUB & MISC.	PLUMBING	TOTALS
	WARRANTY %: 4%		EQUIP	\$ -	\$ -	\$ -	\$ -
	MISC. MATERIAL %: 17%		MATL	\$ 5,817	\$ 989	\$ -	\$ 6,806
			LABOR	\$ 12,167	\$ 243	\$ -	\$ 12,411
			S/M	\$ -	\$ 1,022	\$ -	\$ 1,022
			TAX	\$ -	\$ -	\$ -	\$ -
			COST	\$ 17,984	\$ 2,254	\$ -	\$ 20,238
			GEN. COND.	\$ -	\$ -	\$ -	\$ -
			SUBTOTAL	\$ 17,984	\$ 2,254	\$ -	\$ 20,238
			FEE	\$ 2,698	\$ 338	\$ -	\$ 3,036
			BID W/O BOND	\$ 20,682	\$ 2,592	\$ -	\$ 23,274
		PERF. BOND				\$ -	
		JOB TOTAL BID				\$ 23,274	
		% M/U v LABOR	22.2%	138.9%	0.0%	24.5%	

- AHU-1.1 Was moved into the room from hall and added 1-10" riser 1-10" drop, 1-20" riser, 1-20" drop on S.A. 1-20" drop on R.A. (We had it ran out and had to take it down and redo for max ceiling height)
- AHU-1.2 Had to move S.A. line into rooms instead of hall
- AHU-1.3 Had to move R.A. line into rooms instead of hall
- AHU-1.4 We added a 24x8 dropping down 12" then a 24x8 rising 12" under I beam
- AHU-1.5 ~~Had to move S.A. into the rooms~~
★ Nothing changed ★
- AHU-1.6 We added 2-8x8 45" and dropped 12" for I beam
- AHU-1.7 We added 2-26x8 to 16x12 trans. and a 26x8 57 1/4" for I beam
get back
need up
- AHU-1.8 nothing changed
- AHU-1.9 On R.A. we had to move line into rooms we added 1-16x12 45 and dropped 15" then 1-16x12 and went up 15" for I beam, we added 1-8x12 45 dropping 15" ~~dropping 15" ON BACK~~ ON BACK

AHU-1.9 We added a 20x12 6" drop, a 20x12 22" riser
a 20x12 22" drop, a 10x12 22" drop and a 22" riser

On this unit we hung and had to take down
for ceiling height that's when we added risers and drop

AHU-1.10 stayed the same

HEPA was moved 1 room over and might be
moved again

EF-2 & EF3 was moved over bathrooms
for a clear path

AHU-1.10 stayed the same

