

EXECUTIVE SUMMARY**Replacement of Two Air Conditioner Handling Units
Fairway Elementary School, Weston
SMART Program Renovations
Project No. P.001785**

Through the course of conducting final inspections of the rooftop HVAC mechanical units for Building 1 at Fairway Elementary School, it was discovered that two (2) of the existing Air Handling Units (AHU) were severely rusted with minimal life expectancy. One of the two aforementioned is a three-ton Rooftop Unit (#3) and the other is a four-ton Rooftop Unit (#2).

The two existing Rooftop (RT) AHUs were manufactured and installed in 2003, thus making the units 17 years old. Generally, units of this type have a life span of 15 to 20 years. Given the high humidity levels and harsh wet weather conditions in South Florida, these units have reached the end of their life cycle.

Quotes were obtained from the current Contractor on the SMART Renovation project as well as Physical Plant Operations (PPO) to perform the work required to remove the two existing RT AHUs and replace them with two new equivalent units with the same tonnage capacity as required by the Air Conditioning, Heating, and Refrigeration Institute (AHRI). The quote received from PPO is in the amount of sixteen thousand two hundred eighty-one dollars and five cents (\$16,281.05) and is approximately six thousand dollars (\$6,000) less than the quote received from the Contractor.

The removal and replacement of the two RT AHUs is not part of the original SMART Program scope of work for this project. However, adding this scope to the SMART Program Renovations project allows the project to move forward without delay. There are sufficient funds in the project budget to cover these costs, therefore, there will not be an additional impact to the project budget.

Due to the current condition of the units and their short life expectancy, Staff recommends that it is in the best interest of the District that the existing units be removed and replaced prior to completion of new roof.