

# V·A Architecture

## FAX TRANSMISSION COVER SHEET

**DATE:** November 21, 2006 **TIME:** 11:45 am  
**TO:** Laura/Martha L. Salazar **FAX #:** 318-2629  
**FROM:** Reynaldo Vargas, Architect  
**FIRM:** Hidalgo County Purchasing Dept. **V·A JOB #:** 00-1001  
**PROJECT:** Judge Mario E. Ramirez, Jr. Juvenile Justice Center for Hidalgo County  
Edinburg, Texas  
#C-05-007-0802

### REMARKS:

Please put Change Order #3 in the amount of \$132,943.22 on the agenda for Commissioner's Court on 11/28/06

**TOTAL # OF PAGES (INCLUDING THIS COVER SHEET):** 14

PLEASE CONFIRM RECEIPT OF THIS FAX BY CALLING (956) 631-2242 AS SOON AS POSSIBLE.

**IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL IMMEDIATELY.**

**FAX OPERATOR:** Sonia

Vargas & Associates  
2029 Industrial Drive  
McAllen, Texas 78504  
(956) 631-2242  
(956) 686-7916 Fax

# AIA® Document G701™ – 2001

## Change Order

**PROJECT (Name and address):**

Judge Mario E. Ramirez, Jr.  
Juvenile Justice Center  
Edinburg, Texas

**CHANGE ORDER NUMBER:** 003

**DATE:** November 21, 2006

**OWNER:** 
**ARCHITECT:** 
**CONTRACTOR:** 
**TO CONTRACTOR (Name and address):**

Descon Construction, L.P.  
P.O. Box 3547  
McAllen, Texas 78502

**ARCHITECT'S PROJECT NUMBER:** 00-1001

**CONTRACT DATE:** June 14, 2005

**CONTRACT FOR:** GENERAL CONSTRUCTION

**FIELD:** 
**OTHER:** 
**THE CONTRACT IS CHANGED AS FOLLOWS:**

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

**PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE FOLLOWING:**

1. Descon Proposal #020: Additional asphalt parking and concrete sidewalk \$23,500.67
2. Descon Proposal #023: Add 445' of 20' tall perimeter fence and 258' of 10' tall parking lot fence to west side of building \$88,290.55
3. Descon Proposal #028: Modifications to Courtroom and Courtroom Office Suite \$41,278.00
4. Remove unused structural contingency from contract amount (\$20,126.00)

**TOTAL CHANGE ORDER AMOUNT \$132,943.22**
**8 1/2" x 11" ATTACHMENTS:**

- 1.0 Descon's CP #020 dated 10/25/06 + D & J Site Const. Proposal (2 pp)
- 1.1 V-A DWG-2 Proposed Modifications to Partial Site Plan dated 10/9/06
- 2.0 Descon's CP #023 dated 10/26/06 + D & C Fence Co., Inc. proposal dated 10/26/06 (2 pp)
- 2.1 V-A DWG-1 Proposed Modifications to Partial Site Plan dated 10/9/06
- 3.0 Descon's Proposal #28 dated 11/10/06
- 3.1 V-A Drawing A-1 Area "F" - Existing Master Court Offices & Area "F" - Proposed Modifications Master Court Offices
- 3.2 V-A Drawing Existing Master Court Floor Plan
- 3.3 V-A Drawing Proposed Master Court Floor Plan
- 3.4 V-A Drawing Area "F" Existing Master Court Lobby Plan & Area "F" - Proposed Master Court Lobby Plan

|  |                  |
|--|------------------|
| The original Contract Sum was  | \$ 16,783,000.00 |
| The net change by previously authorized Change Orders                    | \$ 510,793.00    |
| The Contract Sum prior to this Change Order was                          | \$ 16,272,207.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 132,943.22    |
| The new Contract Sum including this Change Order will be                 | \$ 16,405,150.22 |

The Contract Time will be unchanged by Zero ( 0 ) days.  
The date of Substantial Completion as of the date of this Change Order therefore is July 23, 2007

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

|  |  |  |
|--|--|--|
| Reynaldo Vargas, Architect, Inc. dba V·A<br>Architecture<br><u>ARCHITECT (Firm name)</u> | Desoon Construction, L.P.<br><u>CONTRACTOR (Firm name)</u> | Hidalgo County<br><u>OWNER (Firm name)</u>   |
| <u>2029 Industrial Drive, McAllen, Tx 78504</u><br>ADDRESS                               | <u>P.O. Box 3547, McAllen, Tx 78502</u><br>ADDRESS         | <u>100 E. Cano, Edinburg, Tx 78539</u><br>ADDRESS  |
| <u>BY (Signature)</u><br>Reynaldo Vargas, A.I.A.<br><u>(Typed name)</u>                  | <u>BY (Signature)</u><br><br><u>(Typed name)</u>           | <u>BY (Signature)</u><br>Hon. Ramón García, Hidalgo County<br>Judge<br><u>(Typed name)</u> |
| <u>DATE</u>  | <u>DATE</u>  | <u>DATE</u>  |



**CHANGE PROPOSAL 020**

Wednesday, October 25, 2006

Tommy Canul ,  
V-A Architecture  
2029 Industrial Drive  
McAllen, TX  
78504

OCT 25 2006

RE: Hidalgo County Juvenile Justice Center  
Edinburg, Texas  
Descon Project No. C-05-007-08-02  
#C-05-007-08-02

Dear Mr. Canul:

As requested, we submit the cost of \$23,500.67 for the addition of the Judges Parking Lot . We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

| <u>Item</u>      | <u>Description</u>   | <u>Amount</u>      |
|------------------|--|--------------------|
| 001              | to add the Judge's parking lot as per the Architects directive | \$18,740.00        |
| 002              | Overhead & Profit  | \$2,811.00         |
| 003              | Supervision  | \$1,311.80         |
| 004              | Bonds & Insurance  | \$637.87           |
| <b>Total Add</b> |  | <b>\$23,500.67</b> |

Extension of time to be determined at a later date. Please include this item in a change order as soon as possible if we are to proceed with this work.

Should you have any questions, please don't hesitate to call.

Respectfully,  
**DESCON CONSTRUCTION, L.P.**

Michael D. Smith  
Project Manager

Contract Correspondence Document Number CP-036

Phone: (956) 682-1225 • P. O. Box 3547 • McAllen, TX 78502 • Fax: (956) 682-7369

www.descon.net • info@descon.net

License # \_\_\_\_\_  
Expires: \_\_\_\_\_

### D&J Site Const., Inc.

Page No. 1 of 1

PO BOX 1476  
Elsa, Texas 78543  
(956) 262-4475

## PROPOSAL

|   |                               |   |                        |
|---|-------------------------------|---|------------------------|
| PROPOSAL SUBMITTED TO<br><b>DESCON CONST., LP</b> | ATTN: Jack Brown              | TODAY'S DATE<br><b>8/23/2006</b>                            | DATE OF PLANS/PAGE #'S |
| PHONE NUMBER                                      | FAX NUMBER<br><b>682-7369</b> | JOB NAME<br><b>HIDALGO COUNTY JUVENILE DETENTION CENTER</b> |                        |
| ADDRESS, CITY, STATE, ZIP                         |                               | JOB LOCATION<br><b>EDINBURG, TEXAS</b>                      |                        |

We propose hereby to furnish material and labor necessary for the completion of:

- CURB REMOVAL
- ASPHALT PAVING: Subgrade, 8" Compacted Caliche, 1 1/2" Hotmix
- VALLEY GUTTER
- CURB & GUTTER
- 6" COMPACTED CALICHE BASE FOR FIRELAME
- WHEEL STOPS ( 9 )
- STRIPING
- TOTAL \$18,740.00

\* REDUCTION IN ASPHALT & BASE  
±1500 SF

\* INCLUSIVE OF CONC. WALK  
500 SF

\* INCLUSIVE OF TWO HCP  
PARKING SIGNS

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:  
**AS DESCRIBED ABOVE** \*\*\*\*\* dollars ( \$ \_\_\_\_\_ )

Payment as follows: by 10<sup>th</sup> of following month

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action as determined by a court of competent jurisdiction.

Authorized Signature *[Signature]*

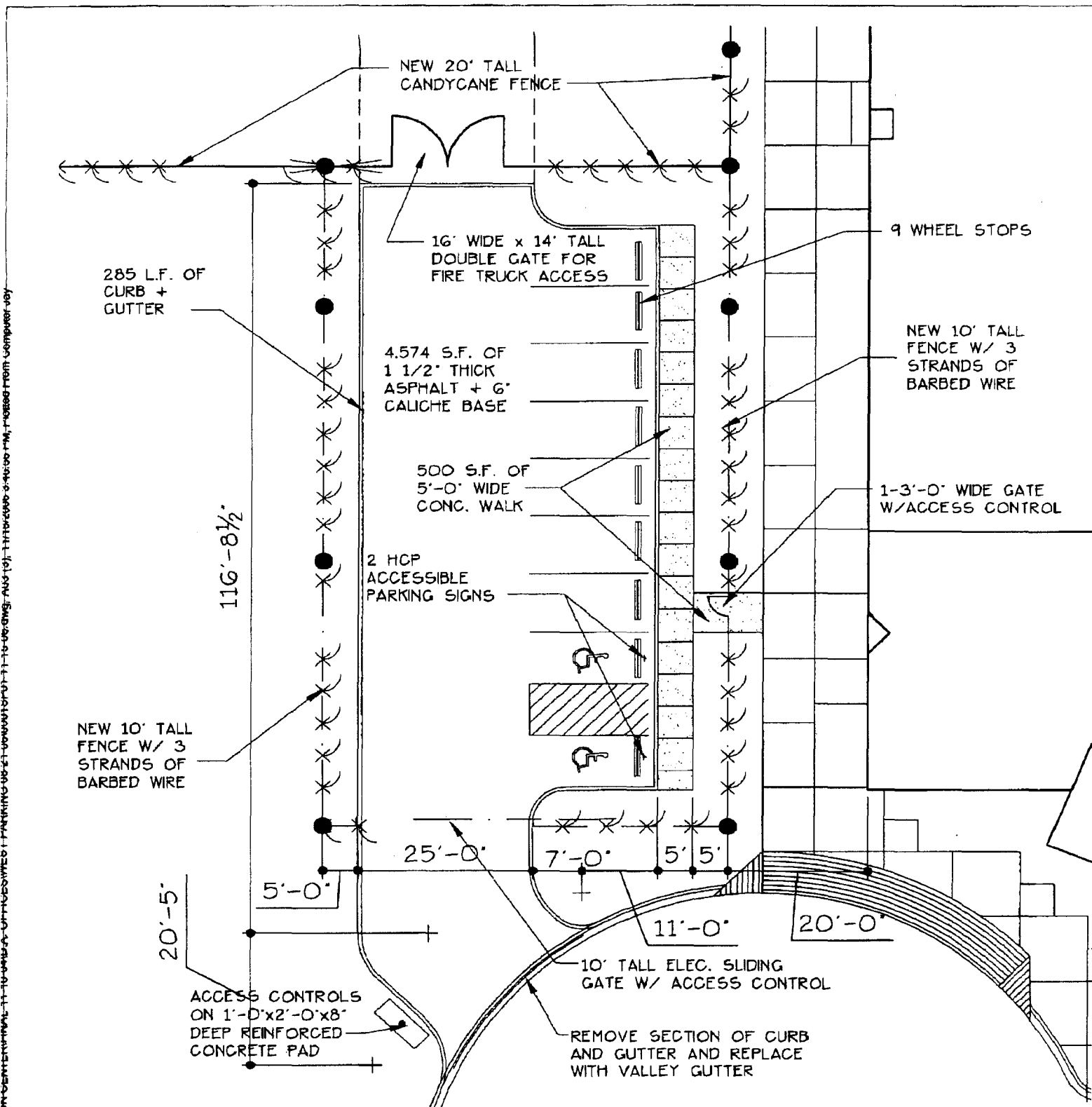
Note: this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_



# PROPOSED MODIFICATIONS TO PARTIAL SITE PLAN

**B**

SCALE: 1' = 20' - 0'  
0001A01



© ALL RIGHTS RESERVE  
DATE:

DWG 2  
2



**VA Architecture**  
 Virginia Architecture 2000 Eastwood Drive Houston, Texas 77057 (281) 451-2242

**JUVENILE JUSTICE CENTER**  
 FOR  
 HIDALGO COUNTY  
 EDWORTH TEXAS

These drawings and specifications are and shall remain the property of VA Architecture. They may not be used, reproduced or altered in any way, shape or form without the express approval and with appropriate amendments.

JOB NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 VA Architecture

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Oct-26-2006 01:59pm From:DESCON CONSTRUCTION, L.P

+9566827369

T-565 P.001/002 F-039



## CHANGE PROPOSAL 023

Thursday, October 26, 2006

OCT 26 2006

Tommy Canul,  
V-A Architecture  
2029 Industrial Drive  
McAllen, TX  
78504

RE: Hidalgo County Juvenile Justice Center  
Edinburg, Texas  
Descon Project No. C-05-007-08-02  
#C-05-007-08-02

Dear Mr. Canul:

As requested, we submit the cost of \$88,290.55 for the modifications to the perimeter security fence. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

| <u>Item</u>      | <u>Description</u>   | <u>Amount</u>      |
|------------------|--|--------------------|
| 001              | Modifications to the perimeter security fence as per the Architect | \$70,405.00        |
| 002              | Overhead & Profit  | \$10,580.75        |
| 003              | Supervision  | \$4,928.35         |
| 004              | Bonds & Insurance  | \$2,398.45         |
| <b>Total Add</b> |  | <b>\$88,290.55</b> |

Extension of time to be determined at a later date. Please include this item in a change order as soon as possible if we are to proceed with this work.

Should you have any questions, please don't hesitate to call.

Respectfully,  
DESCON CONSTRUCTION, L.P.

*(Signature)*  
Michael D. Smith  
Project Manager

Contract Correspondence Document Number CP-039

Phone: (956) 682-1225 • P. O. Box 3547 • McAllen, TX 78502 • Fax: (956) 682-7369

www.descon.net • info@descon.net

Oct-25-2006 01:58 pm

From-DESCON CONSTRUCTION, L.P.

+9566827369

T-565 P 002/002 F-838

**PROPOSAL**

**D & C Fence Company, Inc.**  
P.O. Box 72206  
Corpus Christi, TX. 78472  
Phone (361) 289-2819 Fax 289-5106

|   |  |                                    |  |                                  |  |
|---|--|------------------------------------|--|----------------------------------|--|
| <b>PROPOSAL SUBMITTED TO:</b><br>Descon |  | <b>PHONE / FAX</b><br>956-682-7369 |  | <b>DATE:</b><br>October 25, 2006 |  |
| <b>STREET:</b>                          |  |                                    | <b>JOB NAME:</b><br>Hidalgo County Juvenile Justice Center |                                  |  |
| <b>CITY, STATE, ZIP CODE</b>            |  |                                    | <b>JOB LOCATION:</b><br>Edinburg, TX                       |                                  |  |
| <b>CONTACT / ARCHITECT</b><br>Doug      |  | <b>DATE OF PLANS:</b>              |  | <b>JOB PHONE:</b>                |  |
|   |  |                                    |  | <b>MOBILE / PAGER</b>            |  |

We are pleased to submit this proposal for your consideration:

**Judge's Lot Revised:** 445 LF 258 LF

Furnish and install 390 LF of 18' tall chain link fencing and 270 LF of 10' tall chain link fencing (11 gauge, 2" mesh, 1.2 oz pef fabric), with three strands of barbed wire at the top. This will have 4" Schedule 40 pipe posts at all corners, terminals, and gateposts. The line posts will be 3" Schedule 40 pipe posts. There will be 1 5/8" top and brace rails and tension wire at the bottom. The posts will be set in concrete 12" by 36". We will also furnish & install one 3' X 8' walk gate, set in the fence. We will also furnish & install one welded steel V-track rolling gates for a 25' opening and one 16' wide double drive gate. We will include one 1 horsepower Elite gate operator for the rolling gate, and four card readers with 50 cards to activate the rolling gate and the walk gate (in and out on both gates). The electrical power and control runs and connections will be done by others. There will be a 12" by 12" mow strip on the 18' fence. No core drilling is included in this proposal.

BY METRO

We propose to furnish the material and/or labor as per the above specifications for the sum of:  
**Fifty-Eight Thousand Six Hundred Seventy-One Dollars (\$58,671)**

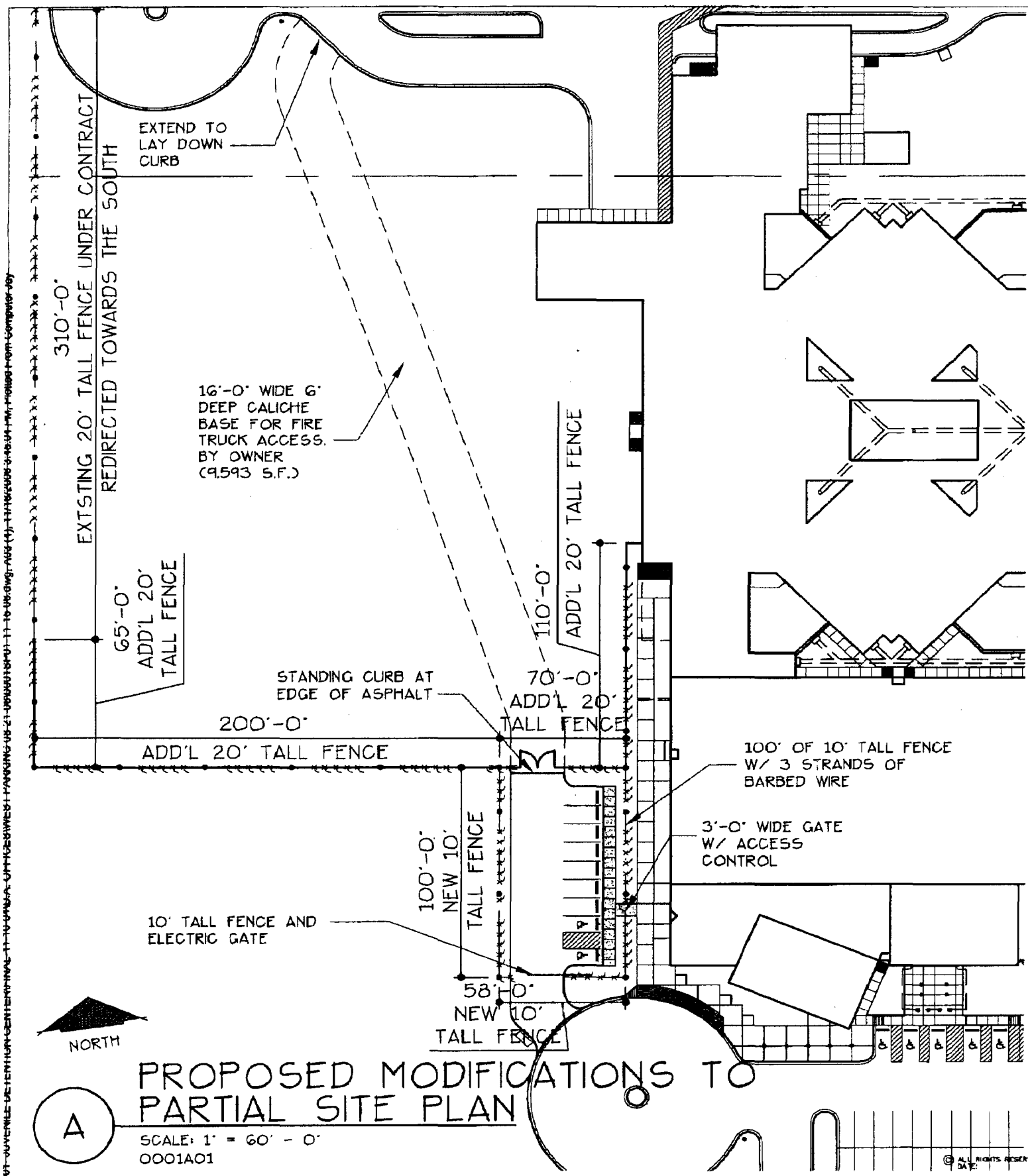
**CONTRACT CONDITIONS**

PROPERTY OWNER IS SOLEY RESPONSIBLE FOR LOCATING, STAKING AND CLEARING FENCE LINES. PURCHASER ALSO AGREES THAT D&C FENCE INC. WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY DAMAGE OF ANY NATURE TO UNDERGROUND OBSTRUCTIONS.

**WARRANTY:** Guaranteed to be free from defects in material or workmanship for one year of completion.

**ESTIMATOR:** Jimmy L. Clements **ACCEPTED:** \_\_\_\_\_

**THANK YOU!**



A

# PROPOSED MODIFICATIONS TO PARTIAL SITE PLAN

SCALE: 1" = 60' - 0"  
0001A01

© ALL RIGHTS RESERVE  
DATE:

DWG 1  
2



**VA Architecture**  
 Partners & Associates 2619 Industrial Drive McAllen, Texas 78401 (956) 631-2042

**JUVENILE JUSTICE CENTER**  
 FOR  
 HIDALGO COUNTY  
 EDWING, TEXAS

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JOB NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 VA Architecture

Nov-18-2006 03:25pm

From-DESCON CONSTRUCTION, L.P.

+9566827369

T-154 P.001/001 F-383

**CHANGE PROPOSAL 02B**

Thursday, November 16, 2006

Thomas R. Canul,  
V-A Architecture  
2029 Industrial Drive  
McAllen, TX  
78504

RE: Hidalgo County Juvenile Justice Center  
Edinburg, Texas  
Descon Project No. C-05-007-06-02  
#C-05-007-05-02

Dear Mr. Canul:

As requested, we submit the cost of \$41,278.00 for modifications to the Master Court. We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

| <u>Item</u>      | <u>Description</u>   | <u>Amount</u>      |
|------------------|--|--------------------|
| 001              | Selective Demolition                                       | \$750.00           |
| 002              | Relocation and Installation of Frames, Doors, and Hardware | \$1,982.00         |
| 003              | Masonry  | \$1,400.00         |
| 004              | Fire Sprinkler relocation                                  | \$1,450.00         |
| 005              | New Gypsum Walls   | \$4,266.00         |
| 006              | Repair Ceilings  | \$2,640.00         |
| 007              | Add stairs in lieu of Ramp                                 | \$2,875.00         |
| 008              | Milwork Modifications to Judge's Bench                     | \$3,875.00         |
| 009              | Paint  | \$4,399.00         |
| 010              | Electrical Modifications                                   | \$5,000.00         |
| 011              | Change VCT to Carpet                                       | \$4,250.00         |
| 012              | Overhead & Profit  | \$2,304.00         |
| 013              | Supervision  | \$3,875.00         |
| 014              | Bonds & Insurance  | \$1,120.00         |
| <b>Total Add</b> |  | <b>\$41,278.00</b> |

Extension of time to be determined at a later date. Please include this item in a change order as soon as possible if we are to proceed with this work.

Should you have any questions, please don't hesitate to call.

Respectfully,  
DESCON CONSTRUCTION, L.P.

  
Michael D. Smith  
Project Manager

Contract Correspondence Document Number CP-047

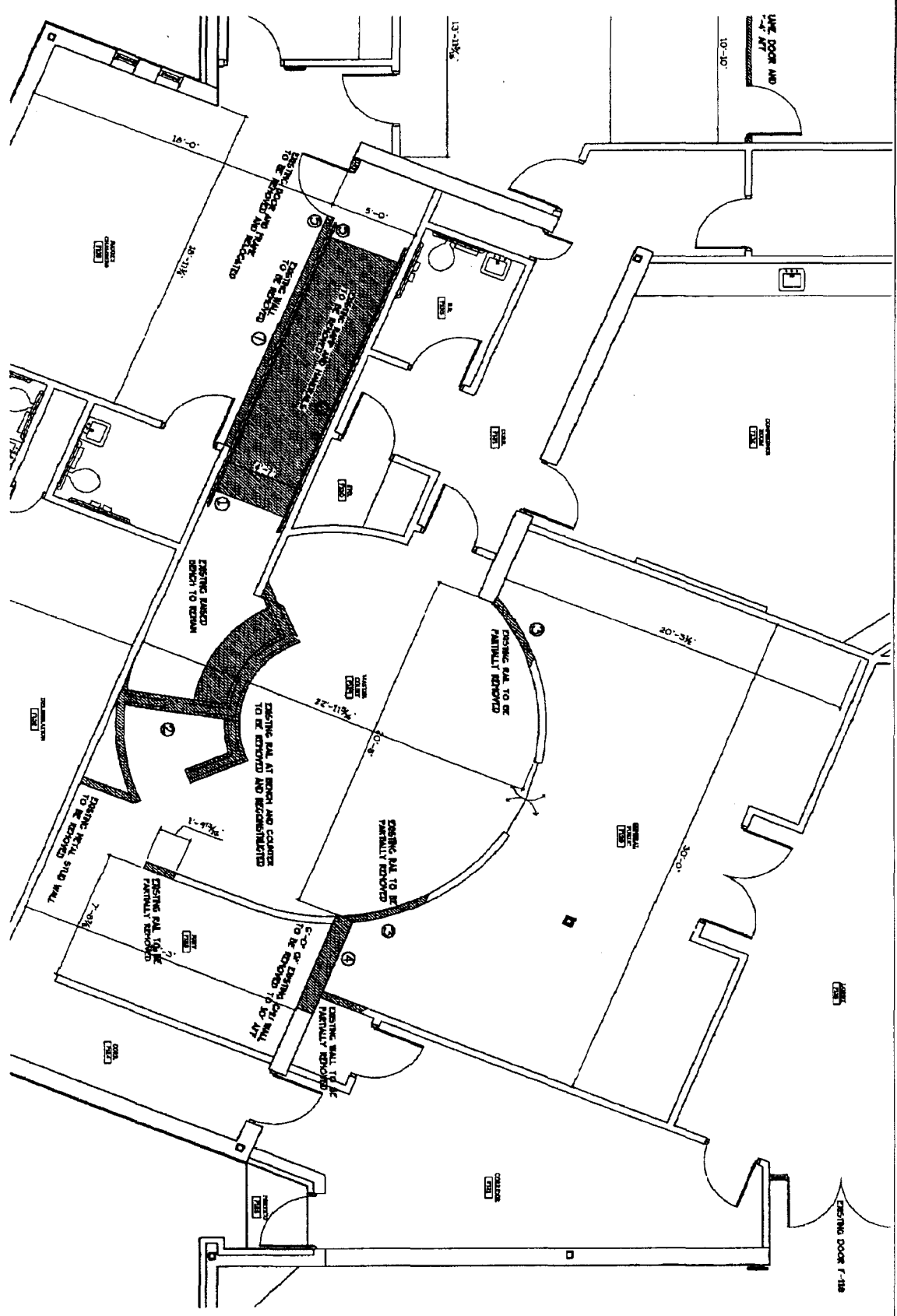
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**AREA 1' - EXISTING MASTER COURT FLOOR PLAN**

- DEMOLITION NOTES:**
1. REMOVE WALL IN ITS ENTIRETY, RAIP AND HANDRAILS.
  2. REMOVE EXISTING JUDGE'S BENCH RAIL AND RECONSTRUCT.
  3. PARTIALLY REMOVE EXISTING RAIL AND RECONSTRUCT.
  4. REMOVE 6'-0" OF EXISTING CMU WALL TO A HEIGHT OF 10'-0". MODIFY DELING GRID AS REQUIRED.
  5. REMOVE LIGHT SWITCHES. RE-CONNECT LIGHT TO OFFICE SWITCH.
  6. REMOVE FIRE ALARM DEVICE AND REPAIR WALL AS REQUIRED.
  7. REMOVE AND RELOCATE EXISTING ELECTRICAL OUTLET.
  8. REMOVE 6'-0" OF EXISTING CMU WALL TO A HEIGHT OF 10'-0". MODIFY DELING GRID AS REQUIRED.



|   |     |
|---|-----|
| 1 | A-2 |
| 2 | 4   |



**V.A Architecture**  
 Vague & Associates 2009 Industrial Drive, Mesquite, Texas 75150 (956) 611-3212

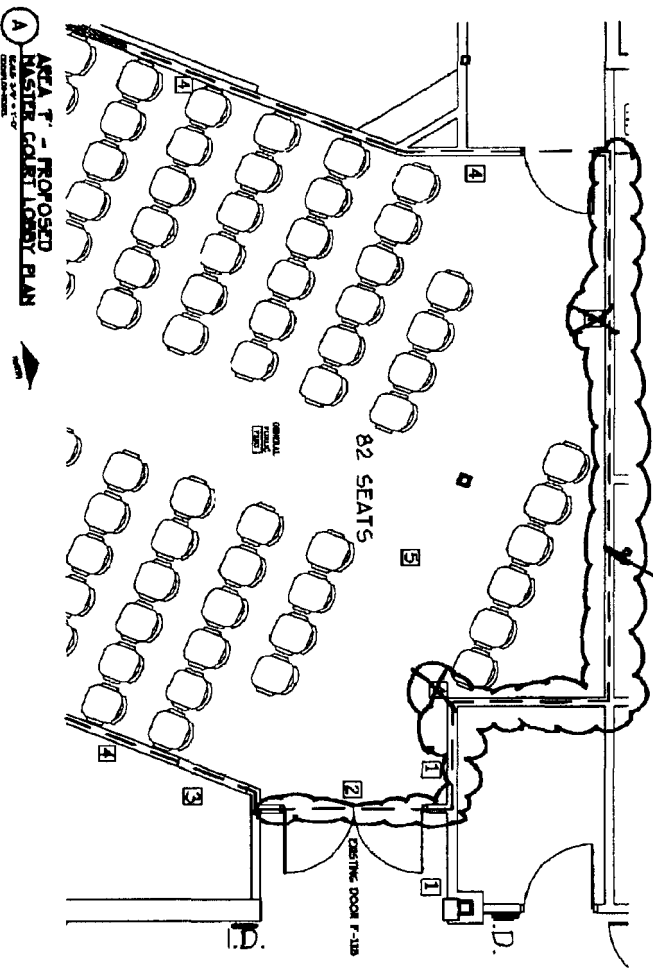
**JUVENILE JUSTICE CENTER**  
 FOR HIDALGO COUNTY  
 EDINBURG, TEXAS

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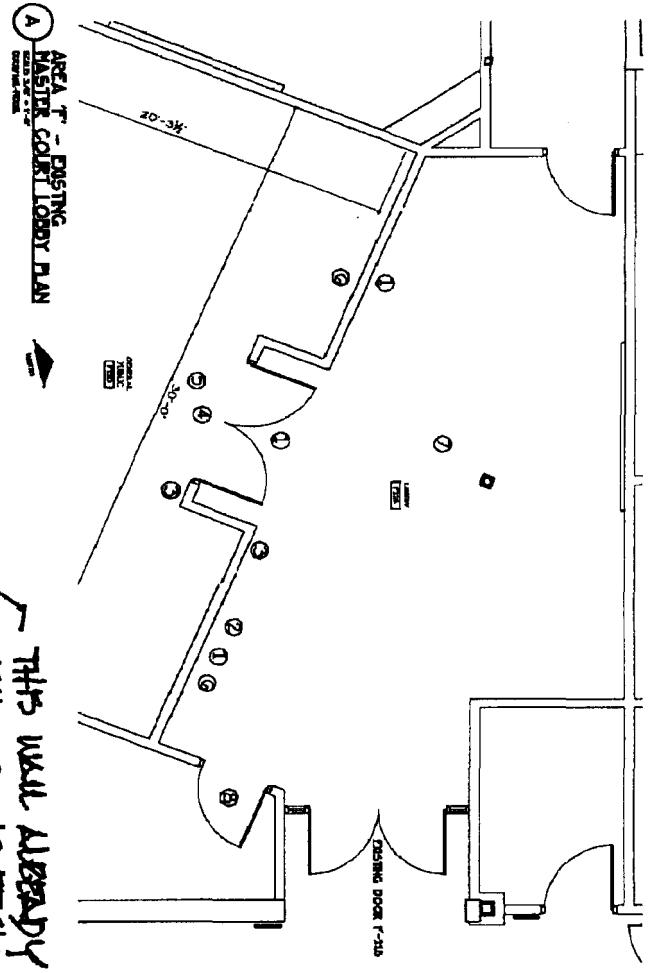
V.A. Architecture

|      |    |
|------|----|
| DATE | BY |
|      |    |
|      |    |
|      |    |





THIS WALL ALREADY EXTENDS TO DECK



THE PROPOSED COST FOR THE WORK SHOWN ON THIS SHEET SHALL BE SUBMITTED SEPERATELY FROM ALL OTHER SCHEDULED WORK.

- MODIFICATION NOTES: □
1. NEW LOCATION OF J-BOXES FOR DOOR ACCESS CONTROLS.
  2. NEW LOCATION OF J-BOX FOR MAGNETIC LOCKS.
  3. NEW OPENING TO MATCH EXISTING WALL CONSTRUCTION
  4. DASHED LINE'S INDICATE WALLS TO BE EXTENDED UP TO DECK. PROVIDE BATT INSULATION FOR SOUND ABSORPTION IN CAVITY.
  5. REINSTALL EXISTING LIGHT FIXTURES IN NEW CEILING GRID LAYOUT.

THE PROPOSED COST FOR THE WORK SHOWN ON THIS SHEET SHALL BE SUBMITTED SEPERATELY FROM ALL OTHER SCHEDULED WORK.

- DEMOLITION NOTES: ○
1. REMOVE WALL, DOOR AND FRAME IN ITS ENTIRETY..
  2. REMOVE EXISTING ELECTRICAL OULET AND RELOCATE.
  3. REMOVE EXISTING J-BOXES FOR DOOR ACCESS CONTROLS AND RELOCATE TO EXISTING DOOR F-118.
  4. REMOVE J-BOX FOR MAGNETIC LOCKS AND RELOCATE TO DOOR F-118.
  5. REMOVE EXIT SIGN JUNCTION BOX.
  6. REMOVE FIRE ALARM DEVICES AND RELOCATE TO ADJACENT WALLS.
  7. REMOVE AND REPLACE CEILING GRID AS REQUIRED TO ALIGN WITH THE COURTROOM CEILING LAYOUT.
  8. REMOVE EXISTING DOOR AND FRAME.

|                  |  |  |  |   |  |
|------------------|--|--|--|---|--|
| <p>4-4<br/>4</p> |  | <p><b>V.A Architecture</b><br/> <small>V.A. Architecture 2009 Industrial Drive Houston, Texas 77058 (936) 971-2242</small></p> | <p>JUVENILE JUSTICE CENTER<br/>         FOR HIDALGO COUNTY<br/>         DUBLING, TEXAS</p> | <p>DATE: _____<br/>         DRAWN BY: _____<br/>         CHECKED BY: _____<br/>         VA Architecture</p> | <p>DATE: _____<br/>         DRAWN BY: _____<br/>         CHECKED BY: _____</p> |
|------------------|--|--|--|---|--|