



February 25, 2008

Hon. Commissioner Joe M. Flores
Hidalgo County Precinct No. 3
County Commissioner's Office
724 N. Breyfogle Rd.
Mission, TX 78574

Re: Anzaldua's Park Fishing Pier and Boat Ramp Renovations.

Dear Commissioner Flores,

2-4-2008

Before we finalize the plans and specifications, we ask the County to consider obtaining the services of a Job Order Contractor to do the construction work for referenced project. The fishing pier, in particular, has the following special conditions:

The fishing pier is a large structure containing many components. Below the wood decking, there are joists, beams, bracing, blocking and connections. To be able to determine the exact amount work to be done, these components will have to be individually inspected and identified, then scheduled to remain in place, repaired or replaced. This can only be done after the wood decking boards have been removed to expose all of the existing conditions.

If the project were to be issued for competitive bids, the bids would have to include a substantially large Allowance figure. Since unit prices cannot be defined at this time, the Allowance amount would be used to cover the costs of the work without the benefit of specific pricing guidelines. This might not be advantageous for the County. Therefore, for this project, we believe that a more practical arrangement would be achieved through a Job Order Contract. In our experience, the inspection, documentation and construction process would provide better cost-control and also be more time-efficient. In conjunction with the contractor, we would devise a plan for the sequence of work, the inspections and the instructions for the re-construction work to ensure that the work is based on as-needed improvements only.

Please contact me if we can provide any further information at his time.

Sincerely,

AGAD

George A. Garcia
Project Architect