



FACILITIES MANAGEMENT
County Of Hidalgo

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OFFICE OF EXECUTIVE OFFICER
ON: 3/22/10 BY: *[Signature]*

19 March 2010

Attn: Mr. Valde Guerra, Executive Director
From: Rick Sunday

Re: Lowest Total Cost to Repair the County Jail Wall

Dear Mr. Guerra,

It appears resolving the crumbling County Jail wall adjacent to the trash dumpsters has been going around in circles for over a year, so Chief Martinez and Juan Tapia at the County Jail asked me to help. I have researched it thoroughly and would like to make a recommendation please.

To bid out the repair of the crumbling jail wall, we must first be able to provide potential bidders with the scale, scope, and specification of work necessary. Since it is a structural issue caused by cyclic loading of the dumpster drivers repeatedly bumping into the wall, it would appear that we need Professional Engineering (PE) oversight to develop such specifications. To that end, I've obtained the cost of such specification from S&B Engineering, which totals \$43,816.08 just to tell us in writing what needs to be done, no actual repair work included.

In contrast, with PE oversight from Fresnos Systems (Manuel Flores, PE) included in the proposal, Herrera & Hunt (H&H), a Job Order Contractor (JOC) has submitted to me a very detailed proposal to actually repair the wall and eliminate the root cause (install barriers) for a total of \$44,201.23.

Despite H&H's use of the very competitive, already state-contracted RS Means costing method, let's suppose we could bid out the repair work and get it done for 30% less than H&H's proposal, or approximately \$30,941. Let's also suppose we could obtain another PE proposal to develop specifications for 30% less than S&B's, or about \$30,671. Together, that would total approximately \$61,162, or about \$17,410.77 more than if we contracted H&H to do the complete repair work with PE oversight included.

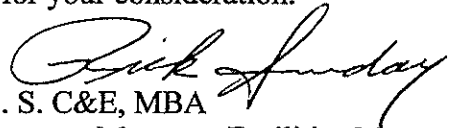
In addition, there are no change orders using a JOC like H&H. Such might not be the case with a "time and material" bidder typically seeking to bid low, then profit with a

change order by claiming something needs done above and beyond the original scope of work (which "couldn't be determined until after getting into the job"). As for timeliness, a critical issue in this instance due to safety and security considerations the Sheriff's Dept. has endured at the County Jail for over a year, H&H could start the work within five days of receiving purchase order. Bidding it out T&M would take an additional 60 days versus utilizing a JOC like H&H.

With the aforementioned deductive reasoning in mind, I am inclined to recommend to the County Sheriff's office that should they so desire, it would appear that pursuing H&H (a legally state contracted Job Order Contractor) to do the work with Commissioners' Court approval may very well prove much more cost effective and timely, as opposed to paying a separate PE fee and bidding out the repair work, "time and material."

Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your consideration.

Respectfully,



Rick Sunday, B. S. C&E, MBA

Infrastructure Systems Manager, Facilities Management

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Environment while Optimizing Tax-payer Dollars."

CC: Anacleto Martinez, Juan Tapia