

Nielda Cavazos

From: Martha Salazar [martha.salazar@co.hidalgo.tx.us]
Sent: Wednesday, September 29, 2010 12:48 PM
To: 'Nielda Cavazos'; 'Rocio Villarreal'; 'Moises Salazar'; 'Darlene Betancourt'; 'Oscar Garza'
Cc: valde.guerra@co.hidalgo.tx.us; 'Monica Badillo'
Subject: FW: 3rd Flr. Renovation Project Status Report/Agenda Item #22985

Ms. Nielda:

Please attach to next week's agenda of (10-5-10) item dealing with status reports for Adm. Bldg. renovations to all floors.

Marty

From: Richard Sunday [mailto:richard.sunday@co.hidalgo.tx.us]
Sent: Tuesday, September 28, 2010 5:53 PM
To: 'Martha Salazar'
Cc: valde.guerra@co.hidalgo.tx.us; 'Monica Badillo'; 'Moises Salazar'; 'Rocio Villarreal'
Subject: RE: 3rd Flr. Renovation Project Status Report/Agenda Item #22985

Sure.

RL Abatement Asbestos Project is already included below, see "start early October after Count Judge move." It has a maximum 45 duration per the contract, so it would then be done around mid-Nov.

Regarding the Fire Alarm System Repair project, I haven't heard back from you yet about my 9 Sept. request for "temporary monitoring" set up for Firetrol. Legal is reviewing the Monitoring contract for changes and Firetrol needs to have a "temporary monitoring" set up so they can get feedback on all the devices to verify they're working, even though the Control Panel is used for such as well. That way, they can eliminate any false alarm conditions. I'm estimating that project is about half way finished. Once the monitoring is set up, the rest of the project could be completed in October.

Per TK Elevators, now that Elevator #1 and the new control room for Elevator #4 is done, it will take about a month each for Elevators #2, 3, and 4 to be finished. At that rate, Elevator #2 should be done in October, Elevator #3 in November, and Elevator #4 in December, barring any unforeseen difficulties.

Given those time frames, it would appear that January 2011 would be a good target start date for the 1st and 2nd floor renovation construction projects.

Any questions please call.

Thanks,

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

Infrastructure Systems Manager, Facilities Management
Hidalgo County, Texas, Ofc 956-289-7858, Cell 457-6116

"Lower Total Cost Solutions and Greater Productivity
in Facilities Improvement to meet Internal
Customer-Focused Needs: Creating a Better Work
Environment while Optimizing Tax-payer Dollars."

From: Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Tuesday, September 28, 2010 4:59 PM
To: 'Richard Sunday'
Cc: valde.guerra@co.hidalgo.tx.us; 'Monica Badillo'; 'Moises Salazar'; 'Rocio Villarreal'
Subject: FW: 3rd Flr. Renovation Project Status Report/Agenda Item #22985
Importance: High

Mr. Sunday:

Can you please review this report you submitted on 9-20-10? We need more detail on the next to the last paragraph in which you detail three concurrent projects: Elevator Modernization, Fire Alarm System and Asbestos Abatement (thru selected vendor RL Abatement, Inc.). Please include the timeline for these projects to be completed so to inform the architect for the bidding, contracting and renovation construction of the 1st. & 2nd. Floors.

Thanks,

Marty

PS I would like to attach any changes to this report for next week's agenda!

From: Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Monday, September 20, 2010 2:03 PM
To: 'Angela'
Subject: FW: 3rd Flr. Renovation Project Status Report/Agenda Item #22985
Importance: High

Thanks, Ms. Angela:

Marty

From: Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Monday, September 20, 2010 12:59 PM
To: 'Rene Ramirez'; 'ac.cuellar@co.hidalgo.tx.us'; 'The Honorable Hector "Tito" Palacios, Commissioner, Precinct No. 2'; 'The Honorable Jose M. Flores, Commissioner, Hidalgo County Precinct No. 3'; 'The Honorable Oscar L. Garza Jr., Commissioner, Hidalgo County Precinct No. 4'
Cc: 'Sofia Hernandez'; 'raul.lozano@co.hidalgo.tx.us'; 'Humberto Garza'; 'yoli.cisneros@co.hidalgo.tx.us'; 'mona.parras@co.hidalgo.tx.us'; 'mingo.villarreal@co.hidalgo.tx.us'; 'gloria.beltran@co.hidalgo.tx.us'; 'Darlene Betancourt'; 'Oscar Garza'; 'Moises Salazar'; 'Rocio Villarreal'
Subject: FW: 3rd Flr. Renovation Project Status Report
Importance: High

TO ALL PARTIES:

Pursuant to a directive by the Hon. Hector "Tito" Palacios (on 9-14-10), contained below is the status report and timeline as reported by Facilities Management on the on-going third floor renovations of the former Adm. Bldg.

Respectfully forwarded,

Marty Salazar

From: Richard Sunday [mailto:richard.sunday@co.hidalgo.tx.us]
Sent: Monday, September 20, 2010 12:52 PM
To: valde.guerra@co.hidalgo.tx.us
Cc: 'Martha Salazar'; seferino.garza@co.hidalgo.tx.us; 'Nelda Rios'; 'Adrian Guerra'; 'Daniel Flores'; irene.cantu@co.hidalgo.tx.us; roy.cazares@da.co.hidalgo.tx.us; 'Moises Salazar'
Subject: 3rd Flr. Renovation Project Status Report

To all concerned,

Pending on-time style/color/material selection confirmation of floor tile, RR sink countertops, RR partitions, recpt. countertops, RR cabinet sinks by the DAs office facilitated by Fac. Mgt. quote, requisition, PO and procurement, the following is the revised timeline for the 3rd Flr. Renovation Project Completion based upon recent past and current available workforce:

- 1) Ceiling grid half-way finished by 8 Oct. 2010.

- 2) When ceiling grid half-way finished, start installing lights, HVAC drops, and sprinkler drops. Ceiling grid and drops finished by 15 Oct. 2010.
- 3) Second coat of paint goes on before tile floor, before lighting control sensors installed, and before horns/strobes installed, correct? Second coat of paint finished by 1 Nov. 2010.
- 4) Lighting control sensors need installed/adjusted so lights work correctly before flooring contractor goes to work. That way they can see real well when they're leveling off the floor. Might as well install the horns/strobes at the same time, correct? Lighting control sensors and horns/strobes installed by 1 Nov. 2010
- 5) Whoever the flooring contractor ends up being, it will take a crew of 16 workers 3 weeks to do the floors since the floor needs so much prep work. Floors finished by 19 Nov. 2010.
- 6) Install ceiling tile by 1 Nov. 2010.
- 7) Glass installed in doors and frames, complete by 31 Oct. 2010.
- 8) One week for punchlist items, complete by 26 Nov. 2010.

With other obligations involving many other projects (always more in quantity than we have workers) and 15-20 new work orders received per day, out of 39 available workers (2 out on FMLA with injuries, 2 avg. out on vacation or sick) we've been able to maintain an avg. of 8-10 tradesmen on the job, or about 25% of our workforce, without sacrificing customer service and quality to the rest of the County. However, as mentioned in the last update, we've been unsuccessful obtaining Restitution and/or Community Service workers to double our workforce as was planned in the early Summer update targeting a mid to late Summer completion. Obviously, that did not come to fruition.

Concurrent with this project, we have also completed significant renovation and electrical work throughout the Old Admin. Bldg. to facilitate the Elevator Modernization Project and the Fire Alarm System Repair Project going on at the same time as this one. Please note the out-sourced 1st and 2nd Flr. Asbestos Abatement Project is scheduled to start in early October after we successfully move the County Judge's Office to the Mediplex.

Barring any Hurricanes or unforeseen delays in confirming the style/color/material of the above mentioned "submittals" typically handled by an architect on such a project but managed by us instead for a cost savings to the County, the 26 Nov. completion date should be accurate. Any questions or concerns, please do not hesitate to call.

Respectfully,

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

Infrastructure Systems Manager, Facilities Management
Hidalgo County, Texas, Ofc 956-289-7858, Cell 457-6116

**"Lower Total Cost Solutions and Greater Productivity
in Facilities Improvement to meet Internal
Customer-Focused Needs: Creating a Better Work
Environment while Optimizing Tax-payer Dollars."**

Martha Salazar

From: Rene Ramirez [rene.ramirez@hidalgocountyjudge.com]
To: Martha Salazar
Sent: Wednesday, September 29, 2010 4:16 PM
Subject: Read: FW: 3rd Flr. Renovation Project Status Report/Agenda Item #23222

Your message

To: Rene Ramirez; ac.cuellar@co.hidalgo.tx.us; 'The Honorable Hector "Tito" Palacios, Commissioner, Precinct No. 2'; 'The Honorable Jose M. Flores, Commissioner, Hidalgo County Precinct No. 3'; 'The Honorable Oscar L. Garza Jr., Commissioner, Hidalgo County Precinct No. 4'; valde.guerra@co.hidalgo.tx.us

Cc: Sofia Hernandez; raul.lozano@co.hidalgo.tx.us; Humberto. Garza; yoli.cisneros@co.hidalgo.tx.us; Mona.Parras; mingo.villarreal@co.hidalgo.tx.us; Gloria.Beltran

Subject: FW: 3rd Flr. Renovation Project Status Report/Agenda Item #23222

Sent: Wed, 29 Sep 2010 17:05:45 -0400

was read on Wed, 29 Sep 2010 17:15:48 -0400