

Richard Sunday

From: Richard Sunday [richard.sunday@co.hidalgo.tx.us]
Sent: Tuesday, October 05, 2010 8:58 AM
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.cazaes@da.co.hidalgo.tx.us'; 'Moises Salazar'
Subject: RE: 3rd Flr. Renovation Project Status Report; 5 Oct. 2010
 Re: 3rd Flr. Update, 5 Oct. 2010

To all concerned,

At a significant cost savings to the County compared to using an Architect, Facilities Mgt. has successfully completed the submittal process with the DA's office for Floor tile, RR sinks and countertops, RR partitions, Recpt. Countertops, RR Cabinet Sink. Quotes will be received this week and POs cut ASAP. Most of these items will be installed the week of 25 October after the 2nd cost of paint, some will be installed the week of 15 Nov. (after tile finished in RRs).

- 1) Ceiling grid 90% finished by 8 Oct. 2010
- 2) Lighting installation has already started. HVAC drops and sprinkler drops start Wed., 6 Oct. Ceiling grid and drops will be finished by 15 Oct. 2010.
- 3) Second coat of paint (wk of 18 Oct.) goes on before tile floor, before thermostats, lighting control sensors and horns/strobes are installed (wk of 25 Oct.)
- 4) Fac. Mgt. developed specs for floor tile, designed inlay, and calculated quantities needed, then conducted preliminary research on lowest available target costing. Purchasing will finish writing up the RFB today and send to vendors quoting material and installation. Jobsite walk-through with the tile vendors is scheduled for Wed. afternoon 6 Oct. Quotes are expected back by Mon. 11 Oct. latest. Objective is to present to CC for approval on 12 Oct. so PO can be issued the same week. The tile has a 2-4 week lead time and it will take a crew of 16 workers 3 weeks to install it. Floors finished by 19 Nov. 2010. With a 5-7 week window from time of tile order to completion of installation, the earliest the flooring will be finished is 19 Nov., latest 3 Dec. barring any unforeseen difficulties.
- 5) Install ceiling tile, glass in doors/frames, and complete punchlist by 26 Nov. earliest, 10 Dec. latest.

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 sometime in October, after we successfully moving the County Judge's Office to the Mediplex this past week.

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.

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"

10/5/2010

Richard Sunday

From: Richard Sunday [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!

10/5/2010