To:	"ramon garcia"; joel.quintanilla@co.hidalgo.tx.us; "The Honorable Hector Tito Palacios, Commissioner, Precinct No. 2"; "The Honorable Jose M. Flores, Commissioner, Hidalgo County Precinct No. 3"; "Joseph Palacios"; valde.guerra@co.hidalgo.tx.us; "Sergio Cruz"
Cc:	"Yolanda Chapa"; eduardo.gonzalez@co.hidalgo.tx.us; "Raul Silguero"; "Raul Lozano"; "Mona"; mingo.villarreal@co.hidalgo.tx.us; gloria.beltran@co.hidalgo.tx.us; marcos.lopez@co.hidalgo.tx.us; monica.badillo@co.hidalgo.tx.us; "Moises Salazar"; "Yvette Islas"; "Evangelina Garcia"; "Darlene Betancourt"; "Oscar Garza"; "Rocio Villarreal"
Date:	Thursday, July 21, 2011 4:43:13 PM

To All:
Response received from Hon. Celestino Avila, Constable, Hidalgo County Precinct #1 to e-mail of 7-18-11 and related to item on Commissioners Court agenda of Tuesday, July 26, 2011.
Yours truly,
Marty Salazar

From: cele avila [mailto:avilacele@yahoo.com]
Sent: Thursday, July 21, 2011 4:15 PM
To: Martha Salazar
Subject: Re: FW: Current Construction Manager Contracts for Sheriff's Sub-station and Constable in Pct. #1

I would like to proceed with the county's original procurement packet (conventional construction) which the commisioner's court has already approved. Also, we need to consider the amount of man-hours already spent on getting this project to this point. Ceasing negotions would only serve to delay further the completion of this project.

Respectfully,

Celestino Avila, Jr.
Constable Hidalgo County, Pct. 1

Thu, 7/21/11, Martha Salazar <*martha.salazar@co.hidalgo.tx.us*> wrote:

> From: Martha Salazar <martha.salazar@co.hidalgo.tx.us>
> Subject: FW: Current Construction Manager Contracts for Sheriff's Sub-station and Constable in Pct. #1
> To: avilacele@yahoo.com
> Date: Thursday, July 21, 2011, 9:46 AM
>
> As per your request
>
> ---
>
> **From:** Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
> **Sent:** Monday, July 18, 2011 3:36 PM
> **To:** 'ramon garcia'; 'The Honorable Hector Tito Palacios, Commissioner, Precinct No. 2'; 'The Honorable Jose M. Flores, Commissioner, Hidalgo County Precinct No. 3'; 'Joseph Palacios'; 'valde.guerra@co.hidalgo.tx.us'; 'Sergio Cruz'; 'sheriff.trevino@hidalgoso.org'; ' avilacele@yahoo.com '
> **Cc:** 'Yolanda Chapa'; 'Raul Lozano'; 'Raul Silguero'; 'Mona'; 'mingo.villarreal@co.hidalgo.tx.us' ; 'marcos.lopez@co.hidalgo.tx.us'; 'monica.badillo@co.hidalgo.tx.us';

'Anacleto.Martinez@hidalgoso.org'; 'Rocio Villarreal'; 'Moises Salazar'; 'darlene.betancourt@co.hidalgo.tx.us'
Subject: FW: Current Construction Manager Contracts for Sheriff's Sub-station and Constable in Pct. #1
Importance: High

From: Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Monday, July 18, 2011 3:14 PM
To: 'joel.quintanilla@co.hidalgo.tx.us'; 'eduardo.gonzalez@co.hidalgo.tx.us'
Cc: 'Rocio Villarreal'; 'darlene.betancourt@co.hidalgo.tx.us'; 'Moises Salazar'
Subject: Current Construction Manager Contracts for Sheriff's Sub-station and Constable in Pct. #1
Importance: High

Commissioner Quintanilla:

You called and inquired about the agreements for construction manager services in connection with the design and construction for both the Sheriff's Sub-station and Constable in Precinct #1. As I understand (from your description and desire), you would prefer (due to significant potential cost savings) that the conventional construction (e.g. general contractor) be replaced with the construction manager taking charge of all the trades and services and building out both projects. The Sheriff's sub-station project has a finalized contract attached for your review and comment with Prodigy Construction Management Services, LLC. I have also included the scopes of services that are detailed in the County's original procurement packet for the development of an "approved" pool of construction management service providers. On the other hand, for the Constable's New Offices, we are in negotiations with the number-one ranked firm of GAS Enterprises. The scope of services will be modeled from the original services detailed in the RFQ for Construction Management Service Providers as per Texas Local Government Code, Chapter 271, Section .117.

However, none of the services listed in the County's procurement packet provide for the services for Construction Manager at Risk (which appears to be what you are recommending). I am attaching the statute for CMAR under Texas Local Government Code, Chapter 271, Section .118. To date, Commissioner's Court has not selected this method of construction but rather conventional construction (i.e. an architect to design and a bid for a general contractor to construct). At this point, the finalized contract between Hidalgo County and Prodigy cannot be amended to convert the scope of work to CMAR. In the project for the design and construction of a constable's new office building, CC would need to cease negotiations with the number one ranked vendor, GAS Enterprises, cancel the project and change the method of construction to CMAR and follow the procurement of same under Chapter 271.118.

We await your comments and direction. IF you require any further information or assistance regarding this matter, please do not hesitate to contact us.

Yours truly,

Marty

Martha L. Salazar, CPPB

Hidalgo County Purchasing Agent

2812 S. Bus Hwy 281

Edinburg, Tx 78539

956-292-7000 Ext 4862

956-318-2629 Fax

martha.salazar@co.hidalgo.tx.us