

Evangelina Garcia

From: Martha Salazar [martha.salazar@co.hidalgo.tx.us]
Sent: Wednesday, September 28, 2011 10:30 AM
To: 'Evangelina Garcia'
Cc: 'Darlene Betancourt'; oscarg.garza@co.hidalgo.tx.us
Subject: RE: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Importance: High

Ms. Vangie:

His whole premise is wrong. The \$150.00 is for additional services only. At this time under the Prodigy Contracts, additional services have not been approved nor do I suspect will be. Mr. Alcocer gave us to understand 8-10 months for construction not 12. The County's position is that this project is not of a complexity that requires any higher percentage rate than our offer of 3.5%. Let's place it on the agenda for CC to decide. Add this e-mail as supporting documentation. One thing that Mr. Salinas is correct about, the percent HC awards will be based on an estimated cost which at this time is \$650K+. He will be compensated on the final construction cost at the rate he is eventually awarded.

Marty

From: Evangelina Garcia [mailto:evangelina.garcia@co.hidalgo.tx.us]
Sent: Wednesday, September 28, 2011 10:07 AM
To: 'Martha Salazar'
Subject: FW: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Marty,
For your review and guidance.

Vangie Y. Garcia, Contract's Manager
2802 S. Business Hwy. 281
New Administration Building
Edinburg, Texas 78539
(956) 292-7000-Extension 4856
email: evangelina.garcia@co.hidalgo.tx.us

From: Rene Salinas [mailto:gas107@aol.com]
Sent: Wednesday, September 28, 2011 9:52 AM
To: evangelina.garcia@co.hidalgo.tx.us
Cc: joel.quintanilla@co.hidalgo.tx.us; eddyg1050@sbcglobal.net
Subject: Re: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Ms. Vangie:

After considering all the factors necessary to properly and effectively manage the construction of the Project, ie. the budget, the scope of the work, the estimated time to complete the Project and all other issues involved in the construction process, I have arrived at what I believe to be a fair and equitable offer for compensation. Utilizing a variable-step method, I arrived at my conclusion as follows:

Step 1: THE LENGTH OF THE PROJECT: I consulted with the Project Architect, AGADC, and have been advised that the Project would take approximately (12) months

Step 2: THE BUDGET AMOUNT: Again, after consulting with the Project Architect, a figure of \$653,730.00 is the estimated figure at this time.

Step 3: THE HOURLY RATE: If you will refer to ATTACHMENT B, ADDITIONAL SERVICES COMPENSATION of our proposed agreement, the hourly rate for Construction Manager Services is set at \$150.00 per hour. This rate was approved for Prodigy Construction Management L.L.C. who is currently conducting Construction Management Services for Hidalgo County in other Projects. Apparently, it is also acceptable for G.A.S. Enterprises because no objection was raised for utilizing the same rate in my proposed Agreement.

In your letter dated September 23, 2011, you inform me that Hidalgo County is not acceptable to my proposed rate of 7%, and that I should consider a rate of not more than 3.5%.

In order to determine if your proposed rate of 3.5% is fair and equitable, let us calculate the estimated contract amount by multiplying the estimated BUDGET AMOUNT of \$653,730 by 3.5%, which would equal to an estimated contract amount of \$22,880.55. If we divide the estimated contract amount of \$22,880.55 by the estimated LENGTH OF THE PROJECT of (12) months, then we arrive at a monthly draw on my contract of \$1,906.71. Finally, if we apply the hourly rate of \$150.00 for my work, an amount acceptable to the County, it would seemingly be justifiable if I only worked (12.7) hours per month, or (3.1) hours per week, ($\$1,906.71 \div \$150.00 \text{ hourly rate} = (12.7) \text{ hours per month} \div 4 \text{ weeks per month} = (3.1) \text{ hours per week}$).

Even if we were to calculate the period of the Project at (9) months, it would seemingly be justifiable if I only worked (16.9) hours per month, or (4.2) hours per week, ($\$22,880.55 \div 9 \text{ months} = \$2,542.28 \text{ per month} \div \$150.00 \text{ hourly rate} = (16.9) \text{ hours per month} \div (4) \text{ weeks per month} = (4.2) \text{ hours per week}$). I would like to point out that it is by no means my intent to work (3.1) hours per week, or not even (4.2) hours per week on this Project. There is no way that the Project could be carried out efficiently and successfully by my working those few number of hours. It would most certainly require more time than that. By presenting this information, I am only trying to point out that the rate of 3.5% is unfair and unreasonable because it does not properly afford the compensation that the work requires based on the information that I have presented above.

It is not my intent to be facetious nor confrontory in any manner. I only wish to point out, in the best way possible, a fair, equitable and factual approach to arriving at a number that is justifiable and reasonable to the County of Hidalgo and G.A.S. Enterprises and is not arrived at in an arbitrary manner.

Therefore, it is my firm belief that a rate equal to six percent (6%) is fair and equitable. I am very eager to begin work on this extremely important project. I hope that a resolution can be arrived at soon so that we can get to work and get it done.

Please do not hesitate to call me if you have any questions.

Rene Salinas, President
G.A.S. Enterprises

-----Original Message-----

From: Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us>

To: 'Rene Salinas' <gas107@aol.com>

Cc: 'Joel Quintanilla' <joel.quintanilla@co.hidalgo.tx.us>; 'Eduardo Gonzalez' <Eduardo.gonzalez@co.hidalgo.tx.us>;

'Celestino Avila' <celestino.avila@co.hidalgo.tx.us>; hccp1 <hccp1@co.hidalgo.tx.us>; 'Martha Salazar'

<martha.salazar@co.hidalgo.tx.us>; 'Moises Salazar' <moises.salazar@co.hidalgo.tx.us>; 'Yvette Islas'

<yvette.islas@co.hidalgo.tx.us>; valde.guerra <valde.guerra@co.hidalgo.tx.us>; yoli.cisneros

<yoli.cisneros@co.hidalgo.tx.us>; 'Mona' <mona.parras@co.hidalgo.tx.us>; marcos.lopez

<marcos.lopez@co.hidalgo.tx.us>

Sent: Mon, Sep 26, 2011 7:58 am

Subject: RE: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Good Morning Mr. Salinas,
Thank you for your response and will await your decision.

Vangie Y. Garcia, Contract's Manager
2802 S. Business Hwy. 281
New Administration Building
Edinburg, Texas 78539
(956) 292-7000-Extension 4856

email: evangelina.garcia@co.hidalgo.tx.us

From: Rene Salinas [<mailto:gas107@aol.com>]
Sent: Friday, September 23, 2011 4:31 PM
To: evangelina.garcia@co.hidalgo.tx.us
Cc: joel.quintanilla@co.hidalgo.tx.us; eddyg1050@sbcglobal.net
Subject: Re: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Ms. Vangie:

I received your attached communication regarding Reconsideration Of Best And Final Offer and I will be responding before the deadline as indicated.

Rene Salinas

-----Original Message-----

From: Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us>
To: 'Rene Salinas' <gas107@aol.com>
Cc: ramon.garcia <ramon.garcia@co.hidalgo.tx.us>; 'Yolanda' <yolanda.chapa@co.hidalgo.tx.us>; 'Joel Quintanilla' <joel.quintanilla@co.hidalgo.tx.us>; 'Eduardo Gonzalez' <Eduardo.gonzalez@co.hidalgo.tx.us>; yoli.cisneros <yoli.cisneros@co.hidalgo.tx.us>; 'Mona' <mona.parras@co.hidalgo.tx.us>; marcos.lopez <marcos.lopez@co.hidalgo.tx.us>; valde.guerra <valde.guerra@co.hidalgo.tx.us>; 'Moises Salazar' <moises.salazar@co.hidalgo.tx.us>; 'Yvette Islas' <yvette.islas@co.hidalgo.tx.us>; 'Celestino Avila' <celestino.avila@co.hidalgo.tx.us>; hccp1 <hccp1@co.hidalgo.tx.us>
Sent: Fri, Sep 23, 2011 10:41 am
Subject: Reconsideration Of Best And Final Offer-Construction Management Fees-Design And Construction Of A New Constable Building-Precinct One

Mr. Salinas,
Please review the above attachment for further information.

Thank you

Vangie Y. Garcia, Contract's Manager
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email: evangelina.garcia@co.hidalgo.tx.us