



Hidalgo County Head Start Program Policy Council Agenda

DATE: July 3, 2012

SUBJECT: Acceptance and Approval to Award the Best Valued Proposal from Job Order Contractor, Alpha Building Corp. (awarded JOC through HCDE-Choice Facility Partners) in the Amount of \$ 176,683.24 for Building Repairs/Renovations, Additions and/or Alterations Project # 2012-018-06-12 to the Palmview III Head Start Center, Located at 1208 Paula Drive, Palmview, Texas.

RATIONALE/NEED: Facility is in need of roof repairs for the purpose of maintaining a safe learning environment for the Head Start children and families.

RECOMMENDATION: Administration Recommends Approval

COST: Funding for this Project is anticipated to be made available by Centennial Inc. as a Result of an Agreed upon Settlement.

RELATED INFORMATION INCLUDED: Estimate / Recommendation letter

INITIATED BY: Ambrosio Tovar, Procurement Director

REVIEWED BY: Mr. Edmundo Garcia, Assistant Director

PROGRAM DIRECTOR'S APPROVAL: *Teresa Flores*



HINOJOSA ENGINEERING, INC. Structural Engineering • Civil Engineering • Land Surveying
REGISTRATION NUMBER F-908 EXPIRATION DATE 09/30/2012

June 21, 2012

Ms. Teresa Flores
Hidalgo County Head Start Program
1901 West State Hwy 107
McAllen, Texas 78503

RE: Letter of Recommendation

PROJECT: Hidalgo County Head Start Program Pamlview III Roof Repair.

Ms. Flores,

On Tuesday, June 12, 2012 at 3:00 p.m. sealed proposals were opened on the above referenced project at the Hidalgo County Head Start Program Office. A total of one proposal was submitted to the Hidalgo County Head Start Program. Contractor submitting proposal was Alpha Building Corporation.

We reviewed one bid proposal for bid document compliance. Alpha Building Corporation was the only bidder with a price of \$192,448.56. We declined this number and asked Alpha Building Corporation to reduce this number.

On Wednesday, June 20, 2012 at 3:00 p.m., we met with Alpha Building Corporation to review their new quote. The new quote has a grand total of \$176,683.24.

Based on this quote, Hinojosa Engineering, Inc. recommends the project to be awarded to Alpha Building Corporation.

Respectfully Submitted,
Hinojosa Engineering, Inc.

Alberto Trevino,

Hidalgo County Head Start Re-Roof Project

Alpha Building Corporation originally proposed project at an estimated \$192,448.56 After Negotiating cost with Mr. Trevino of Hinojosa Engineering, and Hidalgo Representatives Angelica Salinas, Ambrosio Tovar, and Mr. Oliver Solis. We came to negotiated number of \$176,683.24. Alpha Building Corp. submitted a revised RS Means break down showing no city cost index. Alpha is re-submitting a revised RS Means including City cost index for the negotiated amount of \$176,683.24, however additional line items were added to coincide with the cost to meet the negotiated amount of \$176,683.24. The estimated quantities are the same only additional line items were added to meet the negotiated amount. I have attached the proposal, new estimate, and job cost breakdown which we negotiated project with. Alpha building will follow Davis Bacon act and submit certified payroll with pay application. Thank you for your time, questions, concerns contact me at FLozano@alphabuilding.com, Cell 956-343-1101

Fred Lozano

956-622-3242 Office 956-622-3102 Fax



Final Estimate
Fred Lozano
Alpha Building Corporation
RFP# 10/030JC - HCDE Statewide
Hidalgo County Head Start Roof Repair - 01120601
Fred Lozano

Estimator: Fred Lozano

Head Start

Division Summary (MF04)

01 - General Requirements	\$50,250.18
02 - Existing Conditions	\$5,825.00
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	\$54,936.22
07 - Thermal and Moisture Protection	\$27,953.69
08 - Openings	\$604.80
09 - Finishes	\$28,905.08
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	

26 - Electrical	\$4,399.00
27 - Communications	
28 - Electronic Safety and Security	\$1,167.50
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	\$61,728.00
Trades	
Assemblies	
MF04 Bare Total (Without totalling components)	\$235,769.47

Totalling Components

RSMeans Subtotal	\$235,769.47
RSMeans MCALLEN, TX CCI 2012Q2, 77.00%	\$(54,226.98)

CCI Installation Adjustment (McAllen) (6.0000%)	\$8,439.49
JOC Coefficient Standard (-7.0000%)	\$(13,298.74)

Material, Labor, and Equipment Totals (No Totalling Components)

Material:	\$53,136.81
Labor:	\$140,657.93
Equipment:	\$5,440.20
Other:	\$36,534.53
Laborhours:	2,017.52
Green Line Items:3	\$9,832.96

Priced/Non-Priced

Total Priced Items:	44	\$235,769.47	
Total Non-Priced Items:	0	\$0.00	0.00%
	44	\$235,769.47	

Grand Total **\$176,683.24**

Final Estimate

Estimator: Fred Lozano

Head Start

Item	Description	UM	Quantity	Unit Cost	Total	Book	
01 - General Requirements							
1	01-21-53-50-0550-L	Factors, cost adjustments, add to construction costs for particular job requirements, cut and patch to match existing construction, add, maximum	Costs	105,000.0000	9.0000%	\$9,450.00 RSM12FAC L, O&P	P
2	01-21-53-50-0550-M	Factors, cost adjustments, add to construction costs for particular job requirements, cut and patch to match existing construction, add, maximum	Costs	47,000.0000	5.0000%	\$2,350.00 RSM12FAC M, O&P	P
3	01-21-53-50-1150-L	Factors, cost adjustments, add to construction costs for particular job requirements, equipment usage curtailment, add, maximum	Costs	105,000.0000	10.0000%	\$10,500.00 RSM12FAC L, O&P	P
4	01-21-53-50-1150-M	Factors, cost adjustments, add to construction costs for particular job requirements, equipment usage curtailment, add, maximum	Costs	47,000.0000	3.0000%	\$1,410.00 RSM12FAC M, O&P	P
5	01-21-53-50-1750-L	Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, maximum	Costs	105,000.0000	7.0000%	\$7,350.00 RSM12FAC L, O&P	P
6	01-21-53-50-1750-M	Factors, cost adjustments, add to construction costs for particular job requirements, protection of existing work, add, maximum	Costs	47,000.0000	5.0000%	\$2,350.00 RSM12FAC M, O&P	P
7	01-31-13-20-0260	Field personnel, superintendent, average	Week	3.9976	\$3,050.00	\$12,192.68 RSM12FAC L, O&P	P
8	01-54-33-40-2050-4	Rent per month for general equipment rental, without operators, forklift, for rough terrain, 42' lift, 35' reach, 9000 lb., 110 H.P.	Ea.	1.0000	\$4,647.50	\$4,647.50 RSM12FAC E, O&P	P
01 - General Requirements Total					\$50,250.18		
02 - Existing Conditions							
9	02-41-19-19-0840	Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons 2 4weeks	Week	5.0000	\$945.00	\$4,725.00 RSM12FAC M, O&P	P
10	02-41-19-19-0920	Selective facility services demolition, rubbish handling, the following are to be added to the demolition prices, dumpster, alternate pricing for dumpsters, haul, average for all sizes	Ea.	5.0000	\$220.00	\$1,100.00 RSM12FAC M, O&P	P
02 - Existing Conditions Total					\$5,825.00		
06 - Wood, Plastics, and Composites							
11	06-05-23-70-0020-M	Rough hardware, average percent of carpentry material, minimum	Job	176,500.0000	0.5000%	\$882.50 RSM12FAC M, O&P	P
12	06-11-10-02-2620	Blocking, miscellaneous, to wood construction, 2" x 4" PRE FABRICATED BLOCKING FOR PRE FARICATED TRUSSES ON EVERY OTHER. AS WELL AS SUB FACIA BOARD	M.B.F.	1.0000	\$3,950.00	\$3,950.00 RSM12FAC M, L, O&P	P
13	06-16-23-10-0202	Subfloor, plywood, CDX, 3/4" thick WALK WAY IN ATTIC	SF Flr.	588.0000	\$1.70	\$999.60 RSM12FAC M, L, O&P	P

Estimator: Fred Lozano

Head Start

06 - Wood, Plastics, and Composites

Item	Description	UM	Quantity	Unit Cost	Total	Book
14 06-16-36-10-0302	Sheathing, plywood on roofs, CDX, 3/4" thick	S.F.	6,076.0000	\$1.73	\$10,511.48	RSM12FAC M, L, O&P P
15 06-17-53-10-0400	Roof trusses, fink (W) or king post type, 2'-0" O.C., metal plate connected, 4 in 12 slope, 44' to 60' span CLOSEST DISCRIPTION FOR 2-1/2 ON 12 PITCH WITH THE EXCEPTION OF WOOD PLATE CONNECTION	SF Flr.	6,076.0000	\$3.78	\$22,967.28	RSM12FAC M, L, E, O&P P
16 06-17-53-10-0400-0700	Roof trusses, glued and nailed, add (Modified using 06-17-53-10-0700) WITH THE EXCEPTION OF WOOD PLATE CONNECTION	SF Flr.	6,076.0000	\$1.18	\$7,169.68	RSM12FAC M, O&P P
17 06-22-13-60-0200	Moldings, soffits, soffits, pine, 1" x 4" CLOSEST DISCRIPTION TO MATCH 1X4 STRIPPING AT 16"OC TO ACCEPT GYPSYM BOARD. QUANITIES IS LESS THAN ACUALLY NEEDED TO JUSTIFY AMOUNT	L.F.	2,000.0000	\$3.20	\$6,400.00	RSM12FAC M, L, O&P P
18 06-25-13-10-0100	Paneling, hardboard, excluding furring or trim, tempered, 1/4" thick SOFFIT TYPE 2 HARD BOARD	S.F.	704.0000	\$2.92	\$2,055.68	RSM12FAC Grn, M, L, O&P P

06 - Wood, Plastics, and Composites Total

\$54,936.22

07 - Thermal and Moisture Protection

19 07-05-05-10-2120	Selective demolition, thermal and moisture protection, roof edge, aluminum soffit and fascia	L.F.	375.0000	\$0.81	\$303.75	RSM12FAC L, O&P P
20 07-05-05-10-2220	Selective demolition, thermal and moisture protection, roof edge, drip edge	L.F.	375.0000	\$0.28	\$105.00	RSM12FAC L, O&P P
21 07-05-05-10-2620	Selective demolition, thermal and moisture protection, roof ventilation, louvered gable vent	Ea.	10.0000	\$29.00	\$290.00	RSM12FAC L, O&P P
22 07-05-05-10-3125	Selective demolition, thermal and moisture protection, roofing, felt paper, #30 felt	Sq.	62.0755	\$15.35	\$952.86	RSM12FAC L, O&P P
23 07-05-05-10-3170	Selective demolition, thermal and moisture protection, roofing, asphalt shingles, 1 layer	S.F.	6,076.0000	\$0.67	\$4,070.92	RSM12FAC L, O&P P
24 07-21-16-20-0160	Blanket insulation for walls, kraft faced fiberglass, 6" thick, R19, 15" wide	S.F.	6,076.0000	\$0.85	\$5,164.60	RSM12FAC Grn, M, L, O&P P
25 07-31-13-10-0150	Asphalt roof shingles, standard strip shingles, inorganic, class A, 210 to 235 lbs per square	Sq.	60.7592	\$180.00	\$10,936.66	RSM12FAC M, L, O&P P
26 07-31-13-10-0825	Asphalt roof shingles, #30 felt underlayment	Sq.	60.7600	\$21.50	\$1,306.34	RSM12FAC M, L, O&P P
27 07-46-23-10-3200	Wood board siding, wood, cedar bevel, A grade, 1/2" x 6" CLOSEST DISCRIPTION TO MATCH 1"X6" TRIM GRADE CEDAR	S.F.	176.0000	\$6.75	\$1,188.00	RSM12FAC M, L, O&P P
28 07-46-23-10-3800	Wood board siding, cedar, rough sawn, 1" x 4", A grade, natural	S.F.	24.0000	\$6.90	\$165.60	RSM12FAC M, L, O&P P
29 07-71-23-10-4800	Downspouts, steel, galvanized, round, corrugated, 2" or 3" diameter, 28 gauge	L.F.	100.0000	\$5.50	\$550.00	RSM12FAC M, L, O&P P

Estimator: Fred Lozano

Head Start

07 - Thermal and Moisture Protection

Item	Description	UM	Quantity	Unit Cost	Total	Book
5 DOWN SPOUT FOR EACH SIDE NORTH AND SOUTH ONLY						
30	07-71-23-30-2400 Gutters, steel, galvanized, half round or box, 28 gauge, 5" wide, plain ONLY ON NORTH AND SOUTH SIDE	L.F.	228.0000	\$9.75	\$2,223.00	RSM12FAC M, L, O&P P
31	07-71-43-10-0400 Drip edge, rake edge, ice belts, galvanized, mill finish, 5" wide GALVANIZED METL EDGING	L.F.	352.0000	\$1.98	\$696.96	RSM12FAC M, L, O&P P
07 - Thermal and Moisture Protection Total					\$27,953.69	

08 - Openings

32	08-95-13-10-2500 Wall louvers, under eaves vent, aluminum, mill finish, 16" x 8" INSTALL SOFFIT VENTS AT EVERY 8 FEET	Ea.	42.0000	\$14.40	\$604.80	RSM12FAC M, L, O&P P
08 - Openings Total					\$604.80	

09 - Finishes

33	09-05-05-10-0200 Selective demolition, ceilings, ceiling, drywall, furred and nailed or screwed	S.F.	6,076.0000	\$1.15	\$6,987.40	RSM12FAC L, O&P P
34	09-05-05-10-2400 Selective demolition, ceilings, wood, plywood or wood fiberboard, 4' x 8' sheets	S.F.	6,460.0000	\$0.77	\$4,974.20	RSM12FAC L, O&P P
35	09-29-10-30-2150 Gypsum board, on walls and ceilings, nailed or screwed to studs, 5/8" thick, on walls, fire resistant, taped and finished, level 4 finish DRY WALL FOR CEILING	S.F.	6,076.0000	\$1.55	\$9,417.80	RSM12FAC M, L, O&P P
36	09-91-13-60-2600 Siding exterior, alkyd, oil base, texture 1-11 or clapboard, paint two coats, spray PAINT EXTERIOR SIDING TO MATCH EXISING BEST AS POSSIBLE.	S.F.	400.0000	\$0.83	\$332.00	RSM12FAC M, L, O&P P
37	09-91-13-60-2600-8200 Siding exterior, for work over 12' high, from extension ladder, add (Modified using 09-91-13-60-8200)	S.F.	400.0000	\$0.06	\$24.00	RSM12FAC L, O&P P
38	09-91-23-72-0840 Walls and ceilings, interior, concrete, drywall or plaster, latex, paint two coats, smooth finish, roller APPLY TWO COAT PAINT SYSTEM FOR NEW CEILING	S.F.	6,076.0000	\$0.75	\$4,557.00	RSM12FAC M, L, O&P P
39	09-91-23-74-0240 Walls and ceilings, interior, zero voc latex, concrete, dry wall or plaster, latex, primer or sealer coat, smooth finish, roller APPLY ONE COAT PRIMER SYSTEM FOR NEW CEILING	S.F.	6,076.0000	\$0.43	\$2,612.68	RSM12FAC Grn, M, L, O&P P
09 - Finishes Total					\$28,905.08	

26 - Electrical

40	26-05-05-50-5000 Electrical demolition, lighting, ballast, fluorescent fixture	Ea.	157.0000	\$26.50	\$4,160.50	RSM12FAC L, O&P P
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Estimator: Fred Lozano

Head Start

26 - Electrical

Item	Description	UM	Quantity	Unit Cost	Total	Book
41 26-05-05-50-5310	Electrical demolition, lighting, exit and emergency lighting, exit light	Ea.	9.0000	\$26.50	\$238.50	RSM12FAC L, O&P
26 - Electrical Total					\$4,399.00	

28 - Electronic Safety and Security

42 28-05-05-10-1210	Safety and security demolition, fire alarm horn and strobe light	Ea.	12.0000	\$40.00	\$480.00	RSM12FAC L, O&P
43 28-05-05-10-1240	Safety and security demolition, smoke detector	Ea.	25.0000	\$27.50	\$687.50	RSM12FAC L, O&P
28 - Electronic Safety and Security Total					\$1,167.50	

Alternates

44 Crew A-04	A-04 Crew - 2012 - RSMeans Standard Books O&P A-04 (2012 - RSMeans Standard Books) Labor Hours: 24 Equip Hours: 0 Daily Hours: 24 Crew Details: Code: CARP Description: Carpenters Qty: 2 Hourly: 67.85 Daily: 1085.6 Code: PORD Description: Painters, Ordinary Qty: 1 Hourly: 57.2 Daily: 457.6	Daily	40.0000	\$1,543.20	\$61,728.00	CUSTOM L, O&P
Alternates Total					\$61,728.00	

Estimate Grand Total 176,683.24

HIDALGO COUNTY HEAD START

General Conditions		\$	18,479.65
Roof Demolition		\$	8,500.00
Interior Demolition		\$	4,500.00
Installation of Roof System		\$	74,859.97
Interior Ceiling Insulation		\$	8,500.00
Ceiling 5/8 Gypsum Board		\$	5,800.00
Fire Alarm		\$	750.00
Electrical		\$	6,500.00
Tape Float and Paint		\$	13,140.00
Paint Exterior		\$	1,200.00
HVAC Duct work		\$	1,500.00
Plumbing		\$	300.00
Equipment (Crane/Fork Lift)		\$	6,500.00
		\$	150,529.62
Mark Up	10.0%	\$	15,052.96
		\$	165,582.58
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HCDE	4%	\$	6,623.30
		\$	172,205.89
Bond	3%	\$	4,477.35
		\$	176,683.24

Alpha Building Corporation

222 E Van Buren #501

Harlingen, TX 78559

956-622-3242 Fax 956-622-3102

Scope of Work Proposal

Delivery Order Work Proposal

For

**Hidalgo County
Edinburg, TX 78539**

Date: 06-20-12

**Title: Hidalgo County Head Start Program
Palm View #3 Head Start Roof Repair
1208 Paula Drive Mission, TX**

Project # 12-124 W.R. Hinojosa

Location: Edinburg, TX

We are pleased to provide you with our proposal for the **Hidalgo County Head Start Program Palm View #3 Head Start Roof Repair** project. Please see accompanying scope of work. Alpha Building Corporation is extending this price to Hidalgo County under HCDE JOC RFP# 101030JC-HCDE State Wide.

If you have any questions concerning this proposal or we may be of assistance in any other way please don't hesitate to call on me. We look forward to working with you.

Warmest Regards,

Fred Lozano
956-343-1101

Description of Work

Project Cost: \$176,683.24

Scope of Work

Demolition of existing roof system with trusses and interior sheetrock and dispose of building component, materials, equipment, and appurtenances required for new roof installation. Which includes removal of fire alarm, light fixtures, a/c registers, and duct work as needed. Install new joist and trusses as per specs, Fiber glass shingles over 30lb felt and 5/8" CDX ply wood. Ceiling insulation will be R19, ceiling 5/8 gypsum board, Tape, float, and paint new ceiling one color only. Reinstall light fixtures and provide duct work as required to match existing. Reinstall existing A/C registers, connect and test fire alarm system. Touch up exterior to match existing colors as best as possible.

Note: Work is to be completed to plans specifications provided by Hidalgo County and issued by Hinojosa Engineering stamped 3/28/2012 by W.R Hinojosa Job 12-124 Sheet No: C1, S1.1, S2.1, S2.2, S2.3, S3.1, S3.2, S4.1, S4.2, SD1.1, SD1.2.

Staging and Protection:

- Establish with the owner's direction an area for storage of materials and spoils.
- Provide protection to existing construction during all phases.
- Dispose of all construction spoils by dumpster or direct haul off.

Assumption:

Material and labor associated with unforeseen or unexpected conditions are not included with this scope of work and proposal. Any costs associated with unforeseen or unexpected conditions are above and beyond this scope of work and will incur additional cost above and beyond those proposed with this scope of work. Move will take place weather permitting

Exclusions:

- *Hazardous material surveys, work, and clearances are not included in this scope of work and are to be completed by others.*
- *Delay in project caused by owner, acts of god, or inclement weather*
- *Work not specified in plans*
- *Shoring as indicated in prints*
- *Site work*
- *Foundation/Pad work of any kind*
- *Concrete*
- *Plumbing*
- *Building Leveling*

Clarifications:

No work on change variances (orders) will be performed without written and documented authorized documentation.

General Assumptions:

- Hazardous material work or clean up is neither expected nor priced in this proposal.
- Special lead time equipment and materials.
- Interface with existing structure: *Yes*
- Possible disruption to building personnel and plans to minimize: Area to be inaccessible to general public during installation time of section.
- Outages: *None*
- Special training/Orientation Requirements: *None*
- Work to be performed during non-normal hours: *None*
- Outage Coordination: *Alpha supt. and Hidalgo County designates*
- Schedule Issues: *None*
- Special Issues: *None*
- Special Security Requirements:
- Significant Milestones: *None*
- Hazardous Materials: *None*

Quality Assurance Considerations: A pre-final inspection will be held 1 day prior to final completion date. Any items identified will be corrected before request for final inspection.

I. STAFFING PLAN:

- | | |
|---|---------------------------------|
| A. Project Manager: <u><i>Fred Lozano</i></u> | C. Quality Control Coordinator: |
| B. Superintendent: <u><i>TBA</i></u> | D. Subcontractors: |

II. PERMITS: To be provided by General Contractor and Transporter.

A. Demo:

B. Burning:

Welding:

Cutting:

SUBMITTAL REQUIREMENTS: TBD

III. CONSTRUCTIBILITY & VALUE ENGINEERING SUGGESTIONS:

None

Submitted By:

Fred Lozano

Approved By:

_____ *Date* _____