



Hidalgo County Head Start Program

Policy Council Agenda

DATE: August 14, 2013

SUBJECT: Discussion and Action on Change Order #1
Submitted by Del Sol Homes, LLC

RATIONALE/NEED: Del Sol Homes, LLC submitted change order No. 1
regarding the Palmview I Head Start Center.

RECOMMENDATION: Administration is recommending denying change
order as it was submitted late by the contractor;
the contractor abandoned the project. The Head
Start Program contracted an electrician to finish
the electrical work.

COST:

RELATED INFORMATION INCLUDES: Change Order Information

INITIATED BY: Teresa Flores, Executive Director

REVIEWED BY: Teresa Flores, Executive Director

EXECUTIVE DIRECTOR'S APPROVAL: *T. Flores* for T. Flores



Del Sol Homes LLC
143 E. Chapin
Edinburg, TX 78542
Phone: (956) 272-3112
Fax: (267) 630-8592
dconstructions@yahoo.com

July 11, 2013

Ricardo Gonzalez
OXFORD & GONZALEZ
P. O. Drawer 630
Edinburg, Texas 78539

Fax # (956) 381-0002

RE: Project: Contract Dated October 23, 2012
Relocation of Palmview1 Head Start Bldg

Dear Mr. Gonzalez:

I have reviewed your letter addressed to James Jeffers dated July 9, 2013, in which you state we never requested a "Change Order" for the additional work. We have always requested change orders from the very beginning. Director Teresa Flores threatened us when we kept requesting change orders. We were never provided with change orders even though we requested them. We did do a change order for the additional electrical work. Attached you will find the change order for the electrical work that we provided to Steve McGarraugh on June 5, 2013.

If you should have any questions, please feel free to call.

Sincerely,

Jose De La Fuente
President

Enclosures



FILE COPY



Del Sol Homes
143 E. Chapin
Edinburg, TX 78542
Phone: (956) 272-3112
Fax: (267) 690-8592
dconstructions@yahoo.com

Del Sol Homes LLC	(956) 272-3112	06/05/2013
COMPANY NAME	PHONE NUMBER	DATE
143 E. Chapin Rd.	Edinburg, TX 78541	
ADDRESS	CITY / STATE / ZIP CODE	
Dannenbaum Engineering Company	Steve McGarraugh	
COMPANY	ATTENTION	
Jose De La Fuente		
FROM	PROJECT NAME	

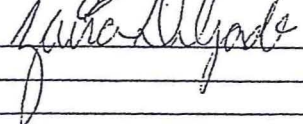
Subject: Hidalgo County Headstart Program Relocation I


We are sending you: ATTACHED UNDER SEPARATE COVER

Via: US MAIL EXPRESS MAIL
 HAND DELIVERY FAX
 FEDEX OTHER A- Fast Delivery

DESCRIPTION	DATE	NO COPIES
AIA Document G 709	06/05/2013	3
Proposal Exhibit (A)	06/05/2013	3
Plans By Trinity Engineering (E2.1)	06/05/2013	3

- For your:
- RECORDS
 - USE AND INFORMATION
 - APPROVAL
 - REVIEW AND COMMENT
 - USE AND DISTRIBUTION

Memo: Thank you . 


SIGNED

PROJECT REFERENCE NO. / NAME:

TRANSMITTAL FORM

PROJECT REFERENCE NO. / NAME:



ORIGINAL

Del Sol Homes LLC
143 E. Chapin
Edinburg, TX 78542
Phone: (956) 272-3112
Fax: (267) 630-8592
dconstructions@yahoo.com

06/05/2013

Proposal #001

Mr. Steve McGarraugh
Dannenbaum Engineering Company
1109 Nolana Loop, Suite 208

Re: Palmiview HeadStart I Building Relcoation
" Electrical Schematic Diagram "

- Scope of Work -

Follow All instructions General Notes and Electrical Riser Diagram Keyed Notes submitted on Plan Sheet No. E2.1

Warranty on All Labor & Materials

\$14,200.00 (Fourteen thousand two Hundred Dollars no Cents 0

7 Working Completion Days from Date of Signed Change Order or P.O

Special "Note" Please Keep In mind that if this scope of work is done by another electrical contractor their can be a high risk of of Contracted electrical contractor of voiding his contract .

Respectfully,

Jose De La Fuente / President / Del Sol Homes LLC

 **AIA** Document G709™ – 2001

ORIGINAL

Work Changes Proposal Request

PROJECT: <i>(Name and address)</i> Building Relocation - Palmview I 1208 Paula Dr. Palmview I Palmview, Texas	PROPOSAL REQUEST NUMBER: #001	OWNER <input checked="" type="checkbox"/>
OWNER: <i>(Name and address)</i> Hidalgo County Headstart Program 1901 West State Highway 107 McAllen, Texas 78504	DATE OF ISSUANCE: 06/05/2013	ARCHITECT <input checked="" type="checkbox"/>
FROM ARCHITECT: <i>(Name and address)</i> Dannenbaum Engineering Company 1109 Nolana Loop, Suite 208 McAllen, Texas 78501	CONTRACT FOR: Electrical Service	CONSULTANT <input checked="" type="checkbox"/>
TO CONTRACTOR: <i>(Name and address)</i> Del Sol Homes LLC 143 E. Chapin Edinburg, Texas 78541	CONTRACT DATE: 10/23/2012	CONTRACTOR <input type="checkbox"/>
	ARCHITECT'S PROJECT NUMBER:	FIELD <input type="checkbox"/>
		OTHER <input type="checkbox"/>

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within () days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION: *(Insert a written description of the Work.)*
Electrical Schematic Diagram

ATTACHMENTS: *(List attached documents that support description.)*
Attached In Exhibit (A)
Plans (E2.1) By Trinity MEP Engineering

REQUESTED BY THE ARCHITECT:

(Signature)

(Printed name and title)

PROJECT: 02 - ELECTRICAL LOAD ANALYSIS			
DESCRIPTION	NO. FT.	W/SG FT.	TOTAL WATTS
LIGHTING	318	3	1434
GENERAL POWER	318	1	816
AC	318	18	9924
WATER HEATER	-	1	495

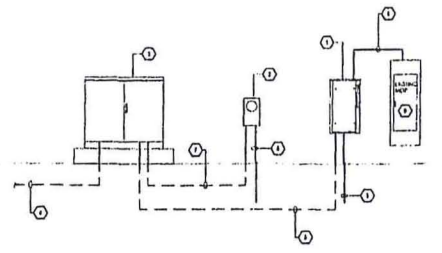
TOTAL WATTS: 12849 WATT
TOTAL AMPS: 292 AMPS
WIRE SIZE AMPS: 300 AMPS

GENERAL NOTES:

- A. PROVIDE GROUND BONDING AS INDICATED ON THE NATIONAL ELECTRICAL CODE.
- B. NAME PLATES SHALL BE PROVIDED FOR ALL ELECTRICAL LINE CLEAR PANELS, SWITCHES, DISCONNECTS, LIGHTING CONTROL PANELS, ETC. IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- C. NEW ELECTRICAL WIRING AND SERVICE EQUIPMENT SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE LOCAL POWER SUPPLY CO. AND CITY REGULATIONS, VEHF AND CIRCUMSTANCES WITH POWER SUPPLY CO. AND CITY REGULATIONS.
- D. COMPLY WITH ALL THE LATEST REQUIREMENTS.
- E. POWER SERVICES WITH MORE THAN 120 VOLTS SHALL BE IN ONE CABINET ENCLOSURE. SPECIAL CONDUIT NOTED.
- F. PROVIDE CONCRETIC PADS FOR ALL THE NEW TRANSFORMERS.
- G. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY PERMITS AND MATERIALS WITH LOCAL ELECTRICAL SUPPLY COMPANY FROM THE CITY AND ASSOCIATED WITH THE SUPPLY OF ELECTRICAL SERVICE INCLUDING ALL MATERIALS SHALL BE INCLUDED PRIOR TO THE START OF NEW ELECTRICAL SERVICE PROVIDED BY THE POWER SUPPLY CO. INCLUDE ALL COSTS FOR OBTAINING POWER ELECTRICAL SUPPLY COMPANY AND ADDITIONAL PAYMENT WILL BE MADE FOR SERVICE DELIVERY COSTS AFTER CONTRACTOR HAS BEEN APPROVED.

ELECTRICAL RISER DIAGRAM REEED NOTE:

- 1. PROVIDE 200V AC 3P 4W 3W 3P HEAVY DUTY FUSED DISCONNECT FOR THE MAINS.
- 2. NEW ELECTRICAL SERVICE WITH 120/240V 3P 4W CONTRACTOR SHALL COORDINATE ALL THE PERMITS TO THE LOCAL POWER SUPPLY CO. AND CITY REGULATIONS.
- 3. NEW POWER COMPANY REGULATIONS SHALL BE PROVIDED BY THE POWER SUPPLY CO. AND CITY REGULATIONS.
- 4. NEW MAINS SHALL BE 120/240V 3P 4W ONLY PERMITTED TO BE INSTALLED IN THE MAINS AS INDICATED BY THE POWER SUPPLY CO. AND CITY REGULATIONS.
- 5. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- 6. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- 7. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- 8. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- 9. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.
- 10. ALL THE NEW CONDUIT SHALL BE RIGID CONDUIT.



1 ELECTRICAL SCHEMATIC DIAGRAM
SCALE: NTS

TRINITY
EEP ENGINEERING
2102 Westwood Dr. Ste. A, Houston, TX 77060
 © 2004 P.E. 00001 / 1100-241-1170
 Texas Professional Seal / 1100-241-1170
 Texas Registered Engineering Firm / 7-18882
 Project Number: 11394

DESIGNED BY	REVISIONS			<p>DANNENBAUM ENGINEERING COMPANY - McALLEN, LLC T.B.P.E. FIRM REGISTRATION #8899 1109 NOLANA LOOP, STE 308 McALLEN, TX 78844 (409) 842-3477</p>	<p>HEADSTART BUILDING RELOCATION PROJECT CITY OF PALMVIEW URBAN LIGHT PROJECT TRAIL</p>	<p>SCALE BAR IS ONE INCH ON ORIGINAL DRAWINGS</p>	PROJECT No 4489-01
	DATE JULY 2012	DRAWING No	SHEET No E2.1				



Hidalgo County Head Start Program

Policy Council Agenda

DATE: August 14, 2013

SUBJECT: Discussion and Action to Terminate Contract with Del Sol Homes, LLC

RATIONALE/NEED: Del Sol Homes, LLC abandoned the project at the Palmview I Head Start Center.

RECOMMENDATION: Administration recommends approval.

COST:

RELATED INFORMATION INCLUDES: N/A

INITIATED BY: Teresa Flores, Executive Director

REVIEWED BY: Teresa Flores, Executive Director

EXECUTIVE DIRECTOR'S APPROVAL:

T. Flores for T. Flores