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**From:** Rojelio Hernandez [RHernandez@gignac-associates.com]  
**Sent:** Thursday, September 03, 2009 5:56 PM  
**To:** juan tapia; moises.salazar@co.hidalgo.tx.us; rocio.villarreal@co.hidalgo.tx.us  
**Cc:** hinojosaenginc@aol.com; Morton, Zac; hinojosaenginc@aol.com; DSaenz@dbrinc.com; Hernandez, Alfred; Henrich, Bill; Jesusjimenez@doslogistics.com; hugogonzalez@doslogistics.com; Rolando Garza; John Silva  
**Subject:** Hidalgo County Sheriff Substation [Scanned]  
**Attachments:** ENTRY SEAL.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Tapia,

Below are a couple of comments, questions and concerns:

1. Based on our phone conversation earlier, the county wants to go ahead and create an alternate for the work only on the gravel, black top, stripping and hauling services (leaving materials in) to give the county flexibility to save by using the resources from Precinct No. 1 to build it. Based on this and various other conversations and emails we are including the following alternates to the construction documents:

ALTERNATE 1- ADDITION OF COMMUNITY ROOM  
ALTERNATE 2- ADDITION OF INTOX/ LAB  
ALTERNATE 3- ADDITION OF 4 HOLDING CELLS  
ALTERNATE 4- ADDITION OF SALLY PORT BUILDING  
ALTERNATE 5- ADDITION OF GAS FILLING STATION  
ALTERNATE 6- 8' SECURITY FENCE ALONG SITE PERIMETER  
ALTERNATE 7- WORK INCLUDING GRAVEL, BLACK TOP, STRIPPING, AND HAULING SERVICES FOR REMAINING SITE AWAY FROM THE 5' BUILDING BOUNDARY INCLUDED IN BASE BID.

2. In response to Mrs. Villarreal's email
  - A. We do need to have a betterment fund allowance of \$100,000 based on the estimated cost of construction.
  - B. We have deleted the \$20,000 for material testing as we became aware that the county will negotiate an agreement with L&G outside of the contract.
  - C. The \$80,000 allowance on landscaping has also been taken out of the specs as we have added landscaping plans and they will be part of the bid.
3. Attached is the entry seal we have updated in the drawings. As far as the letters and the plaque, we typically specify some parameters so that we can design the spacing and size of the seal as well as the font of the letters and their size during the submittal process. You can take the attached file in the meantime and tell us what you would like it to reflect. The file you had sent me prior said Hidalgo county with radial letters and sheriff station under the seal with horizontal letters. Please note that this is not something that we need right away, we will see it in more detail during the construction and the submittal but we will give you a couple of options and designs so that you can choose what works best for you.
4. We have only specified "bulletproof glass" in the window separating the receptionist Room 105 from the lobby Room 100. We have deleted the small door window on Door 105 which is the door that leads from Lobby Room 100 to the main corridor Room 112. We felt like there is no need for people in the lobby to have a sight into the more secured area. Please let us know if this is okay and if you have a need for more bulletproof windows anywhere else.
5. DOS logistics is currently working on a layout for alternate No. 5 to address the access to the filling pumps

6. We have modified the standard bollards at main entrance to be decorative and we are currently waiting on proposals from MEP (we were thinking to get some with lights in them). Please let us know if you are okay with this.
7. We have moved the "outside evidence" room to be located behind the holding cells to allow for mechanical yard to be closer to building. We are currently planning to provide a slab in this area and it will be separated from the other (fire emergency) outside security area.
8. Based on the previous meeting we have done the following changes to the plans to reflect your comments:
  - A. We have extended the wall area inside the booking control Room 151 to allow for the fire alarm shut off as discussed in our meeting.
  - B. Security Cameras relocation as agreed in meeting
  - C. Addition of wall separating the multi-purpose area Room 133 from corridor Room 146 as well as relocating the door that was previously in corridor Room 146
  - D. Added Door 167 to add an extra security feature in Corridor Room 111 heading towards exterior Door 161
  - E. All cell doors are sliding doors including the door heading towards the Pad Down area Room 154
  - F. Annunciator locations have been updated to reflect your concerns
9. These are the requests we have sent to our MEP consultants to also reflect your comments and we will send you their response as soon as we receive it:

HVAC recommendations:

- A. Refrigerant 410A
  - \*refrigerant R-22 units will be phased out at the end of 2009.
- B. Install air handler units in mechanical or closet, if that is not an option install package unit's instead of DX in attic.
  - \* better accessibility, lower cost during replacement.
- C. If installed in attic, provide adequate access for Tech. to service in accordance to manufactures specifications or recommendations.
  - \* attic has limited accessibility, for monthly PM (preventive maintenance), water leaks
- D. Provide P-trap's to all air handlers units if condensers are on top of roof.
  - \* If condenser above air handlers units recommend P-traps on suction line, for aid to return to compressor.
- E. Programmable thermostats 5/2, White Rogers and TSTAT guards.
  - \* programmable - energy conservation, wear and tear of equipment. TSTAT guard – only authorized individuals be allowed to adjust thermostats
- F. They are also a water source at each unit in order to wash out coils
- G. We need to provide services to the alternate of the gas filling pumps. We need to coordinate their proposed location with civil.
- H. We need to make sure that the water pressure for the fire sprinkler system is there. The fire marshal is Tony Peña (956) 207-9883
- I. Bringing in the main power to the site needs to be addressed on the drawings as being part of the construction contract. They use Reliant A&P
- J. Owner wants to make sure there is a dialer service on fire alarm.
- K. Coordinate MEP systems with IT county personnel. They want a computerized AC system
- L. The county also wants separate water heater and AC units. They want to use instant water heaters. They also want to make sure that plumbing adds a drain in water heater room.

Please let us know if there is anything else we should be addressing. We are working on finalizing the plans in the meantime and as I mentioned to you on the phone the final deadline for everyone to turn in their finalized signed and sealed drawings and specs into our Corpus Christi office is Friday 11, 2009 so that we can compile the whole set and send it to you. Thank you and please do not hesitate to contact us if you have any concerns and we look forward to hearing from you on the items above.

**Rojelio Hernandez**



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