



AIA®

Document G701™ – 2001

Change Order

PROJECT (Name and address):

Hidalgo County 1st & 2nd Floor
Remodel
Old Administration Building
Edinburg, Texas

CHANGE ORDER NUMBER: 007**DATE:** February 27, 2015OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER: **TO CONTRACTOR (Name and address):**

D Wilson Construction Company
P O Box 3455
McAllen, Texas 78502

ARCHITECT'S PROJECT NUMBER: Alcocer Garcia Associates, Inc**CONTRACT DATE:** October 23, 2012**CONTRACT FOR:** General Construction**THE CONTRACT IS CHANGED AS FOLLOWS:***(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

REFER TO ATTACHED SUMMARY OF WORK FOR CHANGE ORDER 007

The original Contract Sum was	\$ 3,375,220.00
The net change by previously authorized Change Orders	\$ 307,152.00
The Contract Sum prior to this Change Order was	\$ 3,682,372.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 9,182.20
The new Contract Sum including this Change Order will be	\$ 3,691,554.20

The Contract Time will be increased by Twenty (20) days.

The date of Substantial Completion as of the date of this Change Order therefore is May 7, 2015

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Alcocer Garcia Associates, Inc.

ARCHITECT (Firm name)

1333 E Jasmine
McAllen, Texas 78501

ADDRESS**BY (Signature)**

George A Garcia, Architect

*(Typed name)***DATE**

2-27-15

D Wilson Construction Company

CONTRACTOR (Firm name)

P O Box 3455
McAllen, Texas 78502

ADDRESS**BY (Signature)**

Bill Wilson, Owner

*(Typed name)***DATE**

3/3/15

County of Hidalgo

OWNER (Firm name)

2802 S Business 281
Edinburg, Texas 78539

ADDRESS**BY (Signature)**

Valde Guerra, Executive Officer

*(Typed name)***DATE**

3/5/15

SUMMARY OF CHANGE ORDER NO.7

PROJECT: 1st & 2nd Floor Remodel, Hidalgo County Former Administration Building
CONTRACTOR: D. Wilson Construction

CR = Change Request
RFP= Request For Proposal

Provide labor, material and equipment for the following work items :

CR # 90, RFP 028.1: Install furr-down at CC Meeting Room vestibule area to allow for raised Vestibule ceiling. Apply gyp.bd. To bottom of Vestibule ceiling.....	\$ 872.00
CR # 89, RFP 038: Install ceiling access panel for A/C system sensor.....	83.00
CR #, 91 RFP 040: Delete installation labor for Tack Boards.....	< 633.80 >
CR # 93, RFI #88: Delete electrical outlets at DAIT area.....	< 199.00 >
CR # 92, RFP (n/a): Work delay due to fire sprinkler equipment repairs.....	8,880.00
CR # 94, RFP (n/a): Installations for revised access control plan	<u>180.00</u>
Net increase in Construction Contract Amount by this Change Order.....	\$ 9,182.20

Attachments:
Architect's Request for Proposals
Contractor's Cost Proposals and breakdowns

ALCOCER GARCIA ASSOCIATES, INC. McALLEN, TX

Alcocer Garcia Associates, Inc.

1333 E. Jasmine Ave McAllen, Texas 78501 Off. 956-618-2007 Fax. 956-618-2008

February 9, 2015

To: Manuel Ornelas, D. Wilson Construction Co.

Project: Renovations to Former Administration Building, 1st & 2nd Floors.

REQUEST FOR PROPOSAL

028.1

FURR-DOWN & GYP. BD. AT COUNTY COMMISSIONER'S MEETING ROOM

1. Install framing / gyp.bd. furr-down to allow for raised ceiling in vestibule area of County Commissioner's Meeting Room. Furr-down to be as Detail 101, Sheet A-1 of RFP 028.
Gyp. bd. finish to match main walls in County Commissioner's Meeting Room. Add 5/8" Type 'x' gyp. bd. To bottom of existing wood joists, Tape and float.

George A. Garcia,
Project Architect

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

Change Request

To: George A. Garcia
Alcocer Garcia Associates, Inc
1333 E. Jasmine Ave.
McAllen, TX 78501
Ph: (956)618-2007 Fax: (956)618-2008

Number: 90
Date: 2/12/15
Job: 12-561 Remodel Administration Bldg
Phone:

Description: RFP#028.1, ceiling work changes in Vestibule of Meeting Room.

Source: Other # RFP#028.1

We are pleased to offer the following specifications and pricing to make the following changes:

Per RFP#028.1, additional work to add ceiling fur-down and sheetrock bottom of the wood ceiling joists at the Vestibule of Meeting Room.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Metal studs and drywall				\$872.00		\$872.00
					Subtotal:	\$872.00
					Total:	\$872.00

The schedule will be Already Impacted..

If you have any questions, please contact me at .

Submitted by: Manuel M. Ornelas, D. Wilson C

Approved by: _____

Date: _____

Cc: Ed Alcocer, AGADC, Horacio Quintero (D. Wilson Construction Co.), Mateo Salazar (D. Wilson Cons, Stan Ramos (Hidalgo County), valde.guerra@co.hidalgo.tx.us, apalacios@prodigycompany.com

Renovation to Former HC Admin. Bldg.

RFP#028.1

DATE: 2.12.15
Completion

Math Check

09-000 FINISHES

09-100	Gypsum Wall Board Systems	562	562
09-200	Lath & Plaster		
09-500	Acoustical Lay In Ceiling		
09-310	Ceramic Tile		
09-520	Acoustical Wall Panels, Fabrics, Diffusers		
09-520	Acoustical Labor		
09-670	Resinous Flooring		
09-680	Carpet		
09-685	VCT		
09-629	Floor Protection Temporary		
09-900	Painting/VWC	228	228
	SUBTOTAL:	790	-

10-000 SPECIALTIES: LABOR INCLUDED ON EACH LINE ITEM

10-100	TV Mount Brackets (50)		
10-100	TV Mount Brackets Labor		
10-100	Maunal Projection Screens (52 & 1 Oversized)		
10-100	Maunal Projection Screens Labor		
10-100	Motorized Projection Screens		
10-100	Motorized Projection Screens Labor		
10-100	Curtain and Curtain Track (3 @ A115)		
10-100	Curtain and Curtain Track Labor		
10-260	Corner Guards		
10-260	Corner Guards Labor		
10-100	Library Security System		
10-100	Library Security System Labor		
10-100	Ice Machine		
10-100	Ice Machine labor		

2013

Renovation to Former HC Admin. Bldg.
DATE: 2.12.15
Completion

RFP#028.1

Math Check

12-000 Furnishings	
12-300	Educational Casework (Millwork)
12-348	Laboratory Casework
12-504	Horizontal Blinds
SUBTOTAL	
	—

15-000 MEP	
15-100	Plumbing Contractor
15-300	Fire Sprinkler System
15-300	FM 200
15-500	HVAC Contractor
16-100	Electric Contractor/ Fire Alarm
SUBTOTAL	
	—

PROJECT SUBTOTAL 790

D. Wilson Construction Company fee	
	7.00%
	55
	845

91-871	1	Builder's Risk Policy (Hughston quote)	0.009%	0	0
91-874		Liability insurance	0.620%	5	

INSURANCE SUBTOTAL 5

PROJECT SUBTOTAL 851

91-870	Bond			22	0
PROJECT SUBTOTAL				873	0

math is correct

DATE: Renovation to Former HC Admin. Bldg.
2.12.15 Completion

RFP#028.1

Math Check

PROJECT TOTAL:

872

0

math is correct

Alcocer Garcia Associates, Inc.

1333 E. Jasmine Ave McAllen, Texas 78501 Off. 956-618-2007 Fax. 956-618-2008

February 5, 2015

To: Manuel Ornelas, D. Wilson Construction Co.

Project: Renovations to Former Administration Building, 1st & 2nd Floors.

**REQUEST FOR PROPOSAL
O38
ACCESS PANEL**

Provide / install access panel at ceiling at Hall next to Mech Rm. 251. Panel to be located to provide access to A/C sensor. Panel to be min 12" x 12", metal, Painted.

George A. Garcia,
Project Architect

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

Change Request

To: George A. Garcia (Alcocer Garc

Number: 89

Date: 2/11/15

Job: 12-561 Remodel Administration Bldg

Phone:

Description: RFP #038- Ceiling Access Panel.

Source: Other # RFP #038.

We are pleased to offer the following specifications and pricing to make the following changes:

Per RFP#038. Installation of an 18"X18" access panel in the ceiling of Hall outside Mech. Room #251. An 18"X18" sized access panel was required to allow room for maintenance and /or replacment of the two sensors in that area.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Rough carpentry - Mat. & Labor				\$83.00		\$83.00
					Subtotal:	\$83.00
					Total:	\$83.00

The schedule will be Not Impacted.

If you have any questions, please contact me at .

Submitted by: Manuel M. Ornelas, D. Wilson C

Approved by: _____

Date: _____

Cc: Ed Alcocer, AGADC, Stan Ramos (Hidalgo County), valde.guerra@co.hidalgo.tx.us, Horacio Quintero (D. Wilson Construction Co.), Mateo Salazar (D. Wilson Cons, apalacios@prodigycompany.com

10F3

Renovation to Fmr. HC Admin Bldg

RFP#038

DATE:
Completion

Math Check

06-000 CARPENTRY

06-050 Rough Carpentry (Move Woods Stud Wall)

06-420 Granite Counter Tops

SUBTOTAL: _____

07-000 MOISTURE PROTECTION

07-115 Shower Stall Water Proofing

07-160 Dampproofing Above Grade

07-210 Building Insulation

07-270 Firesopping and Firesafing

07-402 PreFinished Metal Roofing/Pavilion/Shed

07-525 Mod. Bit. Mem. Roofing

07-620 Gutters/ Downspouts

07-831 Roof Hatches and Heat/Smoke Vents

07-900 Building Sealants

SUBTOTAL: _____

08-000 DOORS & WINDOWS

08-100 Hollow Metal Door Frames & Wood Doors

08-213 Plastic Laminate Faced Doors

08-710 Finish Hardware

88-100 Frame/Door/Hdwr Labor

08-305 Access Doors w/ Installation

08-332 Overhead Rolling Doors

08-750 Glass & glazing

08-950 Insulated Translucent Skylights

SUBTOTAL: _____

SUBTOTAL: _____

2012

Renovation to Fmr. HC Admin Bldg

RFP#038

DATE:
Completion

Math Check

12-000 Furnishings	
12-300	Educational Casework (Millwork)
12-348	Laboratory Casework
12-504	Horizontal Blinds
SUBTOTAL	

15-000 MEP	
15-100	Plumbing Contractor
15-300	Fire Sprinkler System
15-300	FM 200
15-500	HVAC Contractor
16-100	Electric Contractor/ Fire Alarm
SUBTOTAL	
PROJECT SUBTOTAL	

D. Wilson Construction Company fee	
7.00%	5
80	
SUBTOTAL	
PROJECT SUBTOTAL	
91-871	1 Builder's Risk Policy (Hughston quote)
91-874	Liability Insurance
0.009%	0
0.620%	0
INSURANCE SUBTOTAL	
PROJECT SUBTOTAL	

91-870	Bond
81	
2	#N/A
PROJECT SUBTOTAL	
0	
Math is correct	

DATE:
Completion

Renovation to Fmr. HC Admin Bldg

RFP#038

Math Check

PROJECT TOTAL:

88

#N/A

MATH IS CORRECT

505

HDSUPPLY
CONSTRUCTION & INDUSTRIAL
WHITE CAP

ON ACCOUNT



706 - Pharr - IC
 5411 Athol St.
 Pharr, TX, 78577
 (956) 283-9130

QUOTE

15926608

Sold To: 83774000
 DARRELI WILSON CONST CO
 PO BOX 3455
 MCALLEN, TX, 78502
 956-686-9573

Ship To: HIDALGO COUNTY OLD ADM. BUILDING, 10000579624
 101 E. CANO
 JOB# 12-561
 EDINBURG, TX, 78539
 Job Site Contact: MATO SALAZAR
 Job Site Phone: 956-330-0290
 Map #:

02:56 PM

Ordered By: MATO SALAZAR

Contact Phone: 956-330-0290

Order Number	Order Date	Customer Name	Order Date	Customer Name
15926608	02/10/2015		02/10/2015	Casanova, E
N30D	2, Our Truck	ACCESS DOOR		Casanova, E
TO JOBSITE				
1.1	142M12	12"X12" EXPANDED FLANGE ACCESS DOOR KARP	EA	\$21.75
			3.5 LBS	
2.1	142M18	18"X18" EXPANDED FLANGE ACCESS DOOR KARP	EA	\$35.40
			12 LBS	

Shipped amount \$57.15
 Order charges \$0.00
 Tax amount \$0.00
 Lumber Tax rate/amount 1.00% \$0.00
 Quote total \$57.15

Shipped Weight: 15.50 Customer acceptance signature: _____ Date: _____

ALL ITEMS AND QUANTITIES REQUIRE CUSTOMER REVIEW AND APPROVAL
 AVAILABILITY AND LEAD TIMES ARE SUBJECT TO CHANGE
 SPECIAL ORDERED ITEMS ARE SUBJECT TO MANUFACTURER APPROVAL PRIOR TO RETURN.
 QUOTE IS SUBJECT TO EXPIRATION AS INDICATED IN THE ABOVE DATE.

Alcocer Garcia Associates, Inc.

1333 E. Jasmine Ave McAllen, Texas 78501 Off. 956-618-2007 Fax. 956-618-2008

February 12, 2015

To: Manuel Ornelas, D. Wilson Construction Co.

Project: Renovations to Former Administration Building, 1st & 2nd Floors.

REQUESTFOR PROPOSAL
O40
TACK BOARDS

1. Do not install tack boards. Provide credit figure for installation labor.
Owner to pick-up tack boards at job-site.

George A. Garcia,
Project Architect

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

Change Request

To: George A. Garcia (Alcocer Garc

Number: 91

Date: 2/12/15

Job: 12-561 Remodel Administration Bldg

Phone:

Description: CREDIT- on labor for NOT installing tack boards per RFP#040.

Source: Other # RFP#040

We are pleased to offer the following specifications and pricing to make the following changes:

Per RFP #040; CREDIT on labor for not installing the tack boards.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Markerboards				\$-633.80		\$-633.80
					Subtotal:	\$-633.80
					Total:	\$-633.80

The schedule will be Not Impacted..

If you have any questions, please contact me at .

Submitted by: Manuel M. Ornelas, D. Wilson C

Approved by: _____

Date: _____

Cc: Ed Alcocer, AGADC, Stan Ramos (Hidalgo County), valde.guerra@co.hidalgo.tx.us, Mateo Salazar (D. Wilson Cons, Horacio Quintero (D. Wilson Construction Co.), apalacios@prodigycompany.com

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

RFI

To: George A. Garcia
Alcocer Garcia Associates, Inc
1333 E. Jasmine Ave.
McAllen, TX 78501
Ph: (956)618-2007 Fax: (956)618-2008

RFI #: 88
Date: 1/21/2015
Job: 12-561 Remodel Administration Bldg
Phone:

CC: Ed Alcocer, AGADC, Stan Ramos (Hidalgo County), Horacio Quintero (D. Wilson Construction Co.)

Subject: Electrical Outlets @ 101E/101F.

Drawing: RFP#013 / CO#4
Cost Impact: TBD

Spec Section: 16000
Schedule Impact: Yes

Request: **Date Required:** 1/23/2015
Please see email attached initially sent on 1.13.15 regarding the lack of access inside the west wall of room 101E/101F to install electrical outlets/circuits. Please advise ASAP.

Requested by: Manuel M. Ornelas, D. Wilson C

Response:

FEBRUARY 18, 2015

OMIT ELECTRICAL WALL RECEPTACLES ALONG WEST WALL. PROVIDE L/M CREDIT TO OWNER.

EDUARDO ALCOCER
ALCOCER GARCIA ASSOCIATES, INC

Answered by _____

Company _____ Date _____

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

Change Request

To: George A. Garcia (Alcocer Garc

Number: 93

Date: 2/20/15

Job: 12-561 Remodel Administration Bldg

Phone:

Description: CREDIT for non-installation of electrical outlets.

Source: RFI # RFI#88

We are pleased to offer the following specifications and pricing to make the following changes:

CREDIT per AGA's response to RFI #88, the elimination of electrical outlets at the DAIT office, Rooms 101E/101F.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Electrical contractor				\$-199.00		\$-199.00
					Subtotal:	\$-199.00
					Total:	\$-199.00

The schedule will be Not Impacted.

If you have any questions, please contact me at .

Submitted by: Manuel M. Ornelas, D. Wilson C

Approved by: _____

Date: _____

Cc: Ed Alcocer, AGADC, Stan Ramos (Hidalgo County), valde.guerra@co.hidalgo.tx.us, Horacio Quintero (D. Wilson Construction Co.), Mateo Salazar (D. Wilson Cons, apafacios@prodigycompany.com

Manuel Ornelas

From: stewart.gregorie@metroelectric-rgv.com
Sent: Friday, February 20, 2015 11:44 AM
To: Manuel Ornelas
Subject: Re: HC Admin - RFIs #87 & #88
Attachments: CPR 25.pdf

Credit for RFI 88 attached.

Stewart P. Gregorie
Sr. Project Manager



1901 Industrial Drive
McAllen, TX 78504
Off (956) 686-2323 Fax (956) 686-4559
www.metroelectric-rgv.com

D. Wilson Construction Company

P.O. Box 3455
McAllen, TX 78502-3455
Ph : (956) 686-9573

Change Request

To: George A. Garcia (Alcocer Garc

Number: 92

Date: 2/18/15

Job: 12-561 Remodel Administration Bldg

Phone:

Description: Extended Project Time and General Conditions cost due to delays.

Source: Other # N/A.

We are pleased to offer the following specifications and pricing to make the following changes:

As detailed in the specifications; ARTICLE 8.3, DELAYS AND EXTENSIONS OF TIME (see attached) . Due to delays suffered to the progress of the project by the delay on the part of the County, in repairing the sprinkler riser pump as well as the control/isolation valve, (See RFI #90, 1.21.2015) thus preventing the completion of the above ceiling inspection process and the work which follows that phase we hereby request an additional Twenty (20) days (1.29.2015 through 2.17.2015) to be added to our Contract Completion Date. Additionally we hereby request the added cost of General Conditions @ \$444.00 per day for Twenty (20) Days. Thank you.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Extended General Conditions				\$8,880.00		\$8,880.00
					Subtotal:	\$8,880.00
					Total:	\$8,880.00

The schedule will be IMPACTED.

If you have any questions, please contact me at .

Submitted by: Manuel M. Ornelas, D. Wilson C

Approved by: _____

Date: _____

Cc: Ed Alcocer, AGADC, Horacio Quintero (D. Wilson Construction Co.), valde.guerra@co.hidalgo.tx.us, Stan Ramos (Hidalgo County)

ARTICLE 8 TIME

§ 8.1 DEFINITIONS

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.1.1 The Work shall be fully completed within the time limit and/or date stated in the Contract between Owner and Contractor.

§ 8.1.1.2 **Liquidated Damages:** If the Contractor should fail to fully complete the Work within the stated time (subject however to extension of time duly granted in the manner and for the causes specified in the General Conditions), Contractor shall be charged by and shall pay to Owner, as liquidated damages, the sum specified in Article 3 of the AIA document A101 - 2007 Edition, as modified by the Owner, per calendar day that the Work remains incomplete beyond the time fixed for completion. Contractor hereby agrees that from the nature of the project it would be impracticable and extremely difficult to fix the actual damage that would or will be suffered in the event that Contractor should fail to fully complete the Work by the time limit or date stated and the amount of the liquidated damages are fair and reasonable. The parties agree that the liquidated damages are a reasonable forecast of just compensation for the harm done to Owner that would be caused by Contractor's failure to timely complete the Work. Contractor agrees that the amount of liquidated damages due Owner may be deducted by Owner from any monies that might otherwise be or become payable to Contractor.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 PROGRESS AND COMPLETION

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 DELAYS AND EXTENSIONS OF TIME

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner; or by changes ordered in the Work; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine, provided, however, that such extension of Contract time shall be net of any delays caused by or due to the fault or negligence of Contractor or that are otherwise the responsibility of Contractor and shall also be net of any contingency or "float" time allowance included in Contractor's construction schedule. Contractor shall, in the event of any occurrence likely to cause a delay, cooperate in good faith with Architect and Owner to minimize and mitigate the impact of any such occurrence and do all things reasonable under the circumstances to achieve this goal.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents. Contactor shall not be entitled to damages of any type for delays caused by Owner, his servant, agents, employees, or separate Contractors hired or retained by Owner. Contractor may receive an extension or

Init.

1153 01200 D1300



- INSPECTION APPROVED**
- STRUCTURAL FRAMING
 - ELECTRICAL
 - ROUGH-IN FINAL
 - PLUMBING
 - ROUGH-IN INTERIOR
 - FINAL MECHANICAL
 - ROUGH-IN FINAL
 - SETBACKS
 - UNDERGROUND PLBG.
 - FOUNDATION
 - TEMPO. POLE
 - NEW SERVICE
 - WORK CLEARANCE
 - SEWER-LINE TAP
 - GAS TEST
 - DRIVEWAY
 - PARKING LOT
 - FIRE WALK
 - OTHER *Abuse Ceiling Rep*
 - INSULATION/
 - INFILTRATION

in work
M&P
ABOVE
CEILING
INSPECTION
2ND FLR

CITY OF EDINBURG

388-8203

CODE ENFORCEMENT INSPECTOR



Address: *2nd Floor*
1016 Corn

Date: *1-28-78* Time: _____

By: _____



EDINBURG FIRE MARSHAL'S OFFICE

212 West McIntyre Street • Edinburg, Texas 78539

Office: (956) 383-7691 • Fax: (956) 289-1853

2-18-15

FIRE SPRINKLER

SYSTEM INSPECTION

FIRE INSPECTION REPORT

ADDRESS: 100 E. CANO
 OCCUPANT: Hidalgo County Annex Building
 TYPE OF OCCUPANCY: BUSINESS
 TYPE OF INSPECTION: ANNUAL RE-INSPECTION FINAL FACILITY OTHER Aboveground
 Hydrstatic
 DATE: 2-18-15
 CONTACT: J.A. Garcia
 PHONE NO: 713-446-2249
 APPROVED DENIED

OUTSIDE FACILITY

- 1. Need to post address if it's not in view
- 2. Does not meet fire code - fire department accessibility
- 3. F.I.C. visibility if it's not
- 4. hydrants obstructed - need repair
- 5. Need to remove accumulation of boxes / trash / rubbish
- 6. Check if meter has needs 4' of safe repair
- 7. Check if meter has a seal
- 8. P.U. being used when natural gas is available

INSIDE FACILITY

- 9. Permits and codes are not
- 10. Need to maintain good housekeeping
- 11. Combustible stored on floor / wooden stacks
- 12. MSDS not on file - needs to be updated
- 13. Fire wall / fire door needs to be installed / repaired
- 14. Stairs / ramps - need correct size / sign
- 15. Ceiling tiles missing / need to be replaced
- 16. Congestion of materials / aisle obstructions
- 17. No approved trash cans
- 18. Chemically treated dust mops and oily rags not stored in metal containers with lids
- 19. Boiler not in view
- 20. Water meter / pipes not vented properly / fire back up / overcharged - need repair
- 21. Burn covered meters - need to be cleaned
- 22. Electrical breaker panel - covers obstructed - needs labels / needs repair
- 23. Missing safety devices - missing fire - light pull boxes / safety
- 24. Light fixtures - some to check / repairing / installed
- 25. Permanent wiring - not in conduit - needs repair / need to remove extension cords - not to code
- 26. Interior decorations exceed 20% wall coverage
- 27. Fire exit door - obstructed - needs to be labeled

EXIT

- 27. Exit - (need to install) - (do not swing outward) - needs repair / locking during business hours
- 28. Exit doors / discharge - blocked - needs to be clear of all items
- 29. Exit signs - (signal or red letter sign) - needs repair / not visible
- 30. Emergency lighting - needs to install / needs repair
- 31. Travel distance to exit does not meet fire code

EXTINGUISHERS

- 32. Extinguisher - incorrect Class / needs recharging / needs to be inspected by a licensed company
- 33. Extinguisher - access and visibility - needs label / blocked
- 34. No fire extinguishers in building - need to install
- 35. Travel distance does not meet fire code

KITCHEN HOODS / SUPPRESSION SYSTEM

- 36. Does not meet: NFPA 96 / 17A / UL 300
- 37. Hood / vent / suppression system - need to clean / needs inspection by a licensed co. - needs repair
- 38. Nozzles - position / missing caps / needs repair
- 39. Piping - location / incorrect size / needs repair
- 40. Storage tank - location / incorrect type / needs inspection by a licensed company
- 41. Pull station - obstructed / needs repair
- 42. Pipes - need cleaning / missing / incorrect type
- 43. Electrical wiring - defective - needs repair
- 44. Open flames - need 18" distance from combustibles
- 45. Hood does not have 6" overhang
- 46. Cooking appliances - not protected / improperly placed under hoods / accumulations of grease
- 47. Hood by listed Class "K" fire extinguisher

ALARMS

- 48. Required as per NFPA 72
- 49. Alarm panel - obstructed / needs repair / needs to be inspected - needs a smoke detector - needs to be replaced - needs to be tested - needs to be replaced - needs to be tested
- 50. Smoke detector(s) - installed incorrectly - needs to be re-located - needs to be tested
- 51. Heat detector(s) - location - obstructed / needs repair
- 52. Pull station(s) - obstructed / needs repair / needs to be tested
- 53. Audible and visual - obstructed - needs repair
- 54. Special operators - available - T.E.M. - none
- 55. Zone - none required

AUTOMATIC SPRINKLER SYSTEM

- 56. Required as per NFPA 13 (Code)
- 57. Sprinkler piping - needs inspection - obstructed
- 58. Valves - need repair
- 59. Piping - need repair
- 60. Sprinkler head(s) - obstructed / incorrect type - needs to be replaced / needs repair
- 61. Sprinkler head storage cabinet - obstructed / incorrect size / needs to be replaced / missing labels
- 62. Inspector test valve - location / size - number
- 63. Need to replace water piping with brass & steel
- 64. Fire pump - needs repair / needs to be tested
- 65. Hose cabinets - obstructed - need repair
- 66. F.I.C. obstructed / missing labels / needs to be replaced / needs to be tested

COMBUSTIBLE AND FLAMMABLE LIQUIDS

- 67. Storage location - required type / needed
- 68. Type of containers - including fire code
- 69. liquid / compressed / oxygen / flammable
- 70. Disk location - required / location
- 71. Gas lines - need to be tested / tested
- 72. Pressurized cylinders - not labeled

Okay as of this date: 2/18/15 1st Warning of Fire Code Violation: 2nd Warning of Fire Code Violation:

VIOLATIONS / COMMENTS (All items that are circled and/or listed below must be corrected):
 Aboveground hydrstatic inspection done @ this location by J.A. Garcia from Alliance System Test for 2 hrs. pressure @ 215, did not drop.

RECOMMEND:
 Such conditions are violations of either City or State fire Prevention regulations. Please correct hazard(s) and help prevent fire PROTECT LIFE AND PROPERTY

Fire Marshal / Assistant Fire Marshal: [Signature]
 Fire Chief: [Signature]
 Fire Inspector & Call Sign: [Signature]
 Date: [Blank]
 Re-Inspection Date: [Blank]
 If not corrected by this date, this matter will be processed through the Municipal Court.

have not been addressed and are affecting our progress. Some minor in nature but nevertheless they take their toll.

Per a previous email sent we again state that under **ARTICLE 8.3, DELAYS AND EXTENSIONS OF TIME** of the project specifications is it our intention to request additional time due to these delays with extended general conditions.

Thank you,

Manuel M. Ornelas
Project Manager
D. Wilson Construction
Mobile: 956-336-8577

From: Manuel Ornelas [mailto:manuelo@dwilsonconstruction.com]
Sent: Wednesday, January 28, 2015 3:24 PM
To: george@agadc.com; stan.ramos@co.hidalgo.tx.us
Cc: ED (edo@agadc.com); valde.querra@co.hidalgo.tx.us; jlopez@prodigycompany.com; roy.cazaes@da.co.hidalgo.tx.us; (moises.salazar@co.hidalgo.tx.us); martin.carrasco@co.hidalgo.tx.us; mateos@dwilsonconstruction.com; billw@dwilsonconstruction.com
Subject: FW: HC Admin Overhead Inspection on 2nd. floor/ Delays.
Importance: High

Gentlemen , Please see City inspection tag attached for the above ceiling area on the 2nd floor. We have passed that particular inspection however we still need the Fire Marshall's Inspection. Please see RFI #90, 1.21.15, regarding the leaking pump at the sprinkler pump room. We feel that the pressure will not hold once the sprinkler lines are pressurized thus not allowing us to pass the required pressure test for the duration of time required if this pump is not repaired. This issue has been present throughout the project and this leaking pump obviously has been occurring for some time now. We respectfully again request as per our meeting on Monday that this item, the leaking pump, be addressed ASAP. At present we are being delayed.

Thank you,

Manuel M. Ornelas
Project Manager
D. Wilson Construction
Mobile: 956-336-8577

From: Mateo Salazar [mailto:mateos@dwilsonconstruction.com]
Sent: Wednesday, January 28, 2015 3:01 PM
To: 'Manuel Ornelas'
Subject: HC Overhead Inspection on 2nd. floor

Manny;

Got a green tag from City for overhead inspection for the second floor, only need inspection from Fire Marshal to cover up. Please advise; thanks

Mateo Salazar
Project Superintendent
D. Wilson Construction
Cell: 956-330-0290

Manuel Ornelas

From: Manuel Ornelas <manuelo@dwilsonconstruction.com>
Sent: Friday, February 6, 2015 4:54 PM
To: george@agadc.com; stan.ramos@co.hidalgo.tx.us; valde.guerra@co.hidalgo.tx.us; ED (edo@agadc.com); (moises.salazar@co.hidalgo.tx.us); martin.carrasco@co.hidalgo.tx.us; mateos@dwilsonconstruction.com; horacioq@dwilsonconstruction.com
Cc:
Subject: FW: HC Admin Overhead Inspection on 2nd. floor/ Delays/ CONTINUED DELAYS.
Attachments: 001.jpg

Importance: High

Tracking:	Recipient	Read
	george@agadc.com	Read: 2/9/2015 8:21 AM
	stan.ramos@co.hidalgo.tx.us	
	valde.guerra@co.hidalgo.tx.us	
	ED (edo@agadc.com)	
	(moises.salazar@co.hidalgo.tx.us)	Read: 2/6/2015 4:58 PM
	martin.carrasco@co.hidalgo.tx.us	
	mateos@dwilsonconstruction.com	
	horacioq@dwilsonconstruction.com	Read: 2/9/2015 9:14 AM

Gentleman, please see the email (dated 1.28.15) below and the city inspection tag attached. This is the message sent when I first issued the notification to you that we had passed the above ceiling inspection by the City on the 2nd floor with the exception of the Fire Marshall's inspection due to not being able to pressurize the sprinkler lines due to the leaking existing riser pump that won't hold the pressure thus preventing us conducting the inspection, keeping us covering up the ceiling, delaying floor covering and every phase that follows after that. **IT HAS BEEN TEN (10) DAYS NOW SINCE THAT INSPECTION.**

The leaking pump has been an issue since we started the project and has caused problems previously. We officially informed you via RFI#90, 1.21.15 over two weeks ago that this condition would affect our above ceiling inspections and we have raised the issue at our last three meetings on 1.26.15, 2.3.15 and again at yesterday's meeting on 2.5.15. **Yet the problem has not been addressed.** We have been told repeatedly that the County has somebody contracted to come and make the repairs to that pump **but that has not happened.** The County wants the building completed yet continues to delay us in this respect not to mention the many outstanding Change Requests which have not been addressed and are affecting our progress. Some minor in nature but nevertheless they take their toll.

Per a previous email sent we again state that under **ARTICLE 8.3, DELAYS AND EXTENSIONS OF TIME** of the project specifications is it our intention to request additional time due to these delays with extended general conditions.

Thank you,

Manuel M. Ornelas
Project Manager
D. Wilson Construction
Mobile: 956-336-8577

Manuel Ornelas

From: Manuel Ornelas <manuelo@dwilsonconstruction.com>
Sent: Monday, February 9, 2015 11:17 AM
To: jlopez@prodigycompany.com
Cc: george@agadc.com; ED (edo@agadc.com)
Subject: FW: HC Admin Overhead Inspection on 2nd. floor/ Delays/ CONTINUED DELAYS.

Importance: High

Jose, Per your request please see emails below. Additionally Joe an FYI the issue with the leak from the 3rd floor to the 2nd over the Restroom#252 (which we discussed at today's meeting) was brought up on RFI #90, 1.21.15. This is the same RFI which included the leaking sprinkler riser pump and the sensors in the Hall and access to them issue. I am informed by our onsite project Superintendent that apparently the County might have performed some work on that leak from the 3rd floor (not the pump) late last week. We have not received any notification of this (perhaps you can inquire about it) but I'm informed that recently there has not been any signs of any water running down the wall from the 3rd floor. We are moving ahead with rocking the Restroom ceiling but it cannot be completed due to the still ongoing sprinkler issue.

Thank you,

Manuel M. Ornelas
Project Manager
D. Wilson Construction
Mobile: 956-336-8577

From: Manuel Ornelas [mailto:manuelo@dwilsonconstruction.com]
Sent: Monday, February 9, 2015 9:40 AM
To: 'Stan Ramos'
Cc: 'george@agadc.com'; 'valde.guerra@co.hidalgo.tx.us'; 'ED'; 'moises.salazar@co.hidalgo.tx.us'; 'martin.carrasco@co.hidalgo.tx.us'; 'mateos@dwilsonconstruction.com'; 'horacioq@dwilsonconstruction.com'; billw@dwilsonconstruction.com
Subject: RE: HC Admin Overhead Inspection on 2nd. floor/ Delays/ CONTINUED DELAYS.
Importance: High

Good Morning Stan,

First of all thank you for your effort Stan we know you are doing all you can under the procedural regulations that the County has in place and we appreciate your efforts however **your efforts as appreciated as they are do not change the fact that we have been delayed**. Today being the Thirteenth (13th) day since we passed the Above Ceiling Inspection (exception the sprinkler system inspection due to this situation) on the 2nd floor that we will not be able to pressurize the lines and perform the inspection required, pass it and then move on to other phases. Other phases which I have stated and written repeatedly are being delayed due to this situation. This situation is right smack dab in the middle of the critical path for completion of the project. A path becoming more critical with each passing day.

As I have stated previously this matter was brought to everyone's attention formally on 1.21.15 via RFI #90, roughly TWENTY-ONE days ago, Three weeks. I have also brought this issue up at the last three meetings we have held. Yet here we are.

And to put the matter further into perspective this issue was verbally **first brought to attention of the County on 8.18.14 (August the 18th of last year)**. And as I understand it the County had Allied (their sprinkler system maintenance contractor under contract) work on the pump on **8.19.14** however they did not replace the worn out gaskets on the pump which Allied recommended be done in conversation with our Superintendent. This information was relayed on to the County but yet here we are.

Contractually we have the right to request an extension of time to the contract due to this delay by the County which is completely out of DWC's control and we intend to.

Thank you Sir,

Manuel M. Ornelas
Project Manager
D. Wilson Construction
Mobile: 956-336-8577

From: Stan Ramos [mailto:stan.ramos@co.hidalgo.tx.us]

Sent: Friday, February 6, 2015 5:24 PM

To: Manuel Ornelas

Cc: george@agadc.com; valde.guerra@co.hidalgo.tx.us; ED; moises.salazar@co.hidalgo.tx.us; martin.carrasco@co.hidalgo.tx.us; mateos@dwilsonconstruction.com; horacioq@dwilsonconstruction.com

Subject: Re: HC Admin Overhead Inspection on 2nd. floor/ Delays/ CONTINUED DELAYS.

Mr. Ornelas,

As I mentioned to yesterday I'm working with our purchasing department in getting an emergency po to resolve the issues with the fire sprinkler system. I should have an answer by Monday.

Thanks

Stan

Sent from my iPhone

On Feb 6, 2015, at 4:49 PM, Manuel Ornelas <manuelo@dwilsonconstruction.com> wrote:

Gentleman, please see the email (dated 1.28.15) below and the city inspection tag attached. This is the message sent when I first issued the notification to you that we had passed the above ceiling inspection by the City on the 2nd floor with the exception of the Fire Marshall's inspection due to not being able to pressurize the sprinkler lines due to the leaking existing riser pump that won't hold the pressure thus preventing us conducting the inspection, keeping us covering up the ceiling, delaying floor covering and every phase that follows after that. **IT HAS BEEN TEN (10) DAYS NOW SINCE THAT INSPECTION.**

The leaking pump has been an issue since we started the project and has caused problems previously. **We officially informed you via RFI#90, 1.21.15 over two weeks ago that this condition would affect our above ceiling inspections and we have raised the issue at our last three meetings on 1.26.15, 2.3.15 and again at yesterday's meeting on 2.5.15. Yet the problem has not been addressed.** We have been told repeatedly that the County has somebody contracted to come and make the repairs to that pump **but that has not happened.** The County wants the building completed yet continues to delay us in this respect not to mention the many outstanding Change Requests which