

Zimbra

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**Fwd: DRAFT RFQ for Courthouse Program Manager**

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**From :** Martha Salazar <martha.salazar@co.hidalgo.tx.us> Thu, Jun 09, 2016 12:26 PM  
**Subject :** Fwd: DRAFT RFQ for Courthouse Program Manager 4 attachments  
**To :** Steve Crain <scrain@atlashall.com>  
**Cc :** Rocio Villarreal <rocio.villarreal@co.hidalgo.tx.us>, Elena Gomez <elena.gomez@co.hidalgo.tx.us>, Michael Leo <michael.leo@co.hidalgo.tx.us>, erika zamora <erika.zamora@co.hidalgo.tx.us>

**Mr. Crain:**

At the request of Hon. Ramon Garcia, County Judge, he is asking for your review and comment as to form of the draft RFQ document provided by Hon. John Hawkins, Porter Hedges, LLP. Some comments about the draft attached documents:

1. We have provided you both the relined and non-relined formats;
2. After discussions with Hon. Hawkins, we most likely need to re-insert the Davis Bacon Provision as HC does not have a department or man power to undertake the task of compliance with the statute.
3. A scoring sheet is not included as Hon. Hawkins wishes to have HCCC accept the Evaluation Criteria contained in the draft before transferring it to a Scoring Sheet
4. We will be receiving [sometime today] a draft customized "Exhibit C" Insurance Requirements [at the Judge's request] so as not to delay the procurement of the Program Manager Project;\

In addition, Judge Garcia wishes you to attend Monday's Workshop. We held a conference call with the Hon. Hawkins this morning. Part of what discussed is summarized below:

1. An OCIP would require 2 parts:

Part 1-An insurance expert to develop, explain, educate and recommend the amount of coverage required and write the RFP or RFB to buy the insurance;

Notes: As I pointed out to the participants of the conference call [Hawkins, Michael & Erika] that although they had provided a potential expert, HC has a policy of not allowing a consultant to also participate in the procurement of same. Mr. Hawkins believed that the vendor they knew would prefer to participate in the bid. So what emerged was an idea of exploring someone like Mr. Looney, Alamo Ins. of considering the consulting services [HC would exempt the service] as he knows that Alamo would be precluded from bidding on the project. We all agreed that unless you can agree that it is a professional service that can be exempted, HC would defer to your recommendation on the option.

2. So the OCIP would either be a 2 separate procurement projects or 1-Exemption and 1-Insurance Bid.

**TO ALL AS WELL:**

**I am attempting to incorporate all of these issues into the Workshop Agenda which must be posted by tomorrow morning by no later than 9:30am. I have attached a rough draft for your review and comment as well as those of the Judge, Michael & Erika. I await your responses.**

Yours truly,  
Marty Salazar

**PS. Mr. Crain: May I suggest any specifics on these issues, you may want to discuss with Judge Garcia [given the urgency and time constraints] directly.**

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**From :** "Rocio Villarreal" <rocio.villarreal@co.hidalgo.tx.us>  
**To :** "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>  
**Sent :** Thursday, June 9, 2016 11:17:37 AM  
**Subject :** Fwd: DRAFT RFQ for Courthouse Program Manager

Ms. Marty:

Attached is the RFQ Packet with and without redlined.

Thank you.

ROCIO VILLARREAL  
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**From:** "Rocio Villarreal" <rocio.villarreal@co.hidalgo.tx.us>  
**To:** "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>  
**Sent:** Tuesday, June 7, 2016 2:13:13 PM  
**Subject:** Re: DRAFT RFQ for Courthouse Program Manager

Ms. Marty:

Attached is the RFQ Packet without the redlined.

Thank you.

ROCIO VILLARREAL  
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**From:** "John R. Hawkins" <JHawkins@porterhedges.com>  
**To:** "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>, "Michael Leo" <michael.leo@co.hidalgo.tx.us>, "roberto villarreal (roberto.villarreal@co.hidalgo.tx.us)" <roberto.villarreal@co.hidalgo.tx.us>, "Rocio Villarreal" <rocio.villarreal@co.hidalgo.tx.us>, "Yolanda Chapa" <yolanda.chapa@co.hidalgo.tx.us>, "Elena Gomez" <elena.gomez@co.hidalgo.tx.us>  
**Cc:** "David D. Peden" <DPeden@porterhedges.com>, "Laura C. Folk" <LFolk@porterhedges.com>  
**Sent:** Sunday, June 5, 2016 12:58:04 PM  
**Subject:** DRAFT RFQ for Courthouse Program Manager

All:

The initial draft of the Request for Qualifications – "Program Management Services for New County Courthouse," through Exhibit A is attached for your review. Both clean (in Word) and redlined (in PDF) are included.

We have a few comments:

1. As we have discussed before, the County should discuss having a global insurance and bond program for the entire project with a broker who is well-versed and experienced in insurance for design and construction projects. We have and can again submit the name of such a person with whom we have worked to provide advice. The insurance program will then have to be reflected in all the contracts, including the attached. Thus, we did not revise or comment on the insurance requirements, except to say here that \$1 MM in PLI is inadequate.
2. Exhibit B will need to be changed to reflect the revised selection criteria. We did not want to do this until the County agrees to the revised criteria.

3. Exhibit numbers for the attachments of the architects' submissions need to be added in Exhibit A, page 6.
4. We should discuss commissioning. In general, this is a service that involves the PM more deeply into the project, from design all the way through system start up and operation. Commissioning is not included in the draft. We wanted you to be aware that it is an option, although expensive.

There will undoubtedly be some additional fine-tuning, and we stand prepared to get this done. I will be out of the office most of Monday, but we can set a time Monday afternoon to talk by phone if you like. Please just let me know a convenient time.

Thanks,  
John



**John R. Hawkins**

Partner

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**From** : purchasing@co.hidalgo.tx.us

Thu, Jun 09, 2016 11:18 AM

**Subject** : Message from "RNP00267387E6A6"

[1 attachment](#)

**To** : Martha Salazar <martha.salazar@co.hidalgo.tx.us>

This E-mail was sent from "RNP00267387E6A6" (MP C4503).

Scan Date: 06.09.2016 12:18:24 (-0400)

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