



# Hunt & Woodruff Construction Company LLC.

***Job Order Contracting Program Providers***

Open Book JOC Budget Proposal

Hidalgo County Sheriff Department

Three New Padded Safety Cells and  
Refurbishment of Two existing Padded Safety  
Cells



## Power of Partnership

*Bringing our community best value and  
quality service*

ESC-Region III Purchasing Cooperative

**PCA**  
*Purchasing Cooperative of America*

**Region III**  
**Education Service Center**

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**Hunt and Woodruff Construction Co. LLC.**  
*Job Order Contracting Program Provider*



# Hidalgo County Sheriff Department

**Hidalgo County Detention Center  
711 El Cibolo Rd  
Edinburg Texas**

**Padded Security Cells**

**Scope of Work**



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## Job Order Contracting Program Provider

### DELIVERY ORDER Scope of Work

Certified JOC Contract Number PCA 3-100-14 TX

Date: 01//09/17  
10/10/17

HW Project. Number: PCA 05-04-19/16 R- KFH

12/10/17

Location: Edinburg TX.

Est. Construction Duration: 2 Months on site

PM: Keith Hunt

Hidalgo County Sheriff Dept.  
711 El Cibolo Rd  
Edinburg Texas

Hidalgo County Detention Center  
Attention: Rocky Serna

The following proposal is based on a site visit and scope of work development with County Staff.

**Project Description:** Consists of the conversion of three (3) existing cells into padded security cells and the refurbishment to like new condition of two (2) existing padded security cells.

Our proposal includes permits, fees, insurances, project management and coordination, field supervision, general labor, project oversight, subcontractor compliance and warranty management.

#### Design & Administration:

1. It is understood by all concerned that this project does not require professional services pursuant to the Texas Professional Services Procurement Statues.
2. It is understood that there may be the need of professional consultant services as directed by the County Construction Manager. Areas that may need consulting are: Slab Demolition, Plumbing Capping and Installation of a floor squat toilet.
3. Contractor shall perform necessary site investigations to determine plumbing adequacy for the installation of the floor squat toilet and provide their findings to County Construction Manager for further instruction prior to the commencement of any work.



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4. Contractor shall administrate all bidding, preconstruction, construction, & project completion activities.
5. Contractor shall coordinate all construction scheduling to complete project within contract scheduled duration. Production time lost due to restricted access and or lock downs, shall be added to the schedule duration.
6. Contractor shall coordinate all intentional outages with County Construction Manager and Sheriff Department two days in advance of such an event to minimize inconveniences.
7. Contractor shall prepare for and with the Sheriff's Dept. all required forms, applications and plans for Texas Commission on Jail Standards approval. Do not commence any work until proper TCJS approvals are obtained and delivered to the County Construction Manager and Sheriff's Dept.

**Sustainability Options:** It is understood there are no Sustainability Options applicable to this project.

**TECHNICAL PLAN:** This project requires the careful removal of existing shower, metal bed, stainless commode and sink combo, metal desk and chair, mirror and grab bars. All related plumbing lines shall be properly capped at wall.

This project requires the proper Notice to the Fire Department a min two (2) days in advance of any intentional outages, or disruption of any kind of fire safety and life safety equipment.

**NOTE:** *Before any work may begin the following inspections and verifications shall be performed and written results provided to County Construction Manager and appropriate craft performance crews.*

1. Availability of appropriate and adequate sewer line for the installation of padded security cell in floor squat toilet.
2. As-built drawings for locations of existing plumbing.
3. As-built drawings for locating under and in foundation applications.
4. Negative pressure padded security cell verification and proper operations.
5. Access to related plumbing chase.
6. Develop a site-specific safety plan for approval.
7. Project written means and methods plan and schedule for approval.

### **WORK INSIDE DETENTION CENTERS**

1. Two Weeks prior to commencement of work, all on site workmen of contractor and subcontractors working inside the detention center shall provide the appropriate personal information as may be required for a Sheriff Dept. background check.



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2. All workers subject to the background check, shall be fully aware that any warrants or outstanding legal issues discovered through background check, will be acted on by Sheriff Dept. at the time of discovery.
3. No cell phones shall be allowed inside work area without written permission of the Sheriff Dept.
4. All tools, materials, and supplies shall be accounted for prior to entering and exiting the detention center, to ensure nothing is missing.
5. At no time, shall it be permitted to leave tools and supplies unattended.
6. Tools and supplies may be kept inside the work area in a locked gang box only with prior written permission of Sheriff Dept.
7. Workers shall sign in and out each day and shall strictly coordinate all ingress, egress, with Sheriff Dept.
8. All workers shall know and strictly follow lock down policies and procedures as established by the Sheriff Dept.
9. No workers shall make contact of any kind with inmates in the facility.
10. All workers parking and deliveries staging shall be at a designated area at the facility as directed by the Sheriff Dept.
11. Contractor shall notify the Sheriff's Dept. two days in advance of any deliveries to the site and shall coordinate the same with Sheriff Dept.

### **RELATED ELEMENTS**

- A. Doors and frames.
- B. Floor squat toilets with remote flush and clamping devices.
- C. Air outlets and diffusers for ventilation.
- D. Lighting fixtures and fixture lenses.
- E. Security mounted call button stations and security cameras.
- F. Selective demolition.

### **RELATED WORK**

Design and layout a dust and sound barrier for Sheriff Dept. approval.  
Construct a solid dust and sound barrier at the entrance of each cell being worked on, prior to commencement of any work.

Turn water off to related plumbing fixtures, carefully remove existing the shower and stainless toilet sink combo, remove and properly cap all related piping, valves and drains. Return the fixtures to the Sheriff Dept.

Carefully remove the metal bed, desk, chair, mirror and grab bars. Return the furniture to the Sheriff Department.

Layout intended floor cut for concrete demolition. Wet saw cut concrete floor keeping dust to a minimum. Remove concrete and dispose of it off site at a legal



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dumpsite, as required for proper installation of new in floor squat toilet and related plumbing. Expose existing floor drain hub and sewer line only to the extent required by plumber for proper installation of in floor squat/detox toilet.

**Note: do not cut foundation rebar or in slab reinforcement without written permission from County Construction Manager or County Engineer.**

Install new in-floor Squat / Detox Toilet Model: Penal Ware 1699 series Detox Toilet -Blowout Jet w/remote flush, including all related rough-in piping, venting, concealed flush valve and accessories. Professional plumber shall Install in floor squat detox toilet pursuant to the manufacturers specification and to the Padding Company requirements for a flush and smooth transition with new floor. **Note; verifying the adequacy of existing sewer line must be done and reported on to County Construction Manager prior to commencement of any work.**

Properly back fill and compact select fill to 90% of proctor, fill and compact as required for proper installation of concrete floor. Install proper vapor barrier.

Pour new sack mix 4000 psi concrete match existing thickness of concrete and finish concrete floor to match existing.

Clean cell, prepare walls and floors pursuant to padding company requirements and make ready for installation of padding prior to the padding material and installers arrival at site.

Repair and repaint the cell ceilings with high quality epoxy paint to a like new condition prior to the padding material and installers arrival at site.

**NOTE: there is an alternate to install padding on ceilings should this alternate be selected the painting will not be required and is deducted from costs in the alternate proposal.**

### **PADDING PERFORMANCE AND DESIGN REQUIREMENTS**

Provide detention surface padding system which isolates detainees from hard surfaces within the scheduled detention area.

1. Padded surface system shall resist chipping and peeling.
2. Padded surface system shall be easy to clean.
3. Padded surface shall be water-repellent, impervious to oil, urine and salt.

### **QUALITY ASSURANCE**

- A. Comply with governing codes and regulations.



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B. **Applicator Qualifications:** Application shall be performed by an applicator with a minimum of 3 years' experience in the successful fabrication and installation of detention surface padding system.

C. Deliver, handle and store materials in accordance with manufacturer's instructions.

D. Surface burning characteristics of detention surface system when tested in accordance with UL Standard 723 (ASTM E84) must be equal to or less than:

1. Flame Spread Index .....10
2. Fuel Contributed .....10
3. Smoke Developed ..... 160

E. Compression Deflection (ASTM D 1056) 4 psi @ 25 % deflection.

F. Acute Oral Toxicity Test ..... Non-Toxic

G. Fungus Resistance (ASTM G-21-90) ..... 0 (Completely resistance)

H. CSS 12-100-1 Corner Test ..... Pass

### **SUBMITTALS**

**Product Data:** Submit manufacturer's MSD, product data and installation instructions. Include methods of installation of surface padding system for each type of substrate to receive padding.

**Shop Drawings:** Submit shop drawings showing typical method of padding application.

**Maintenance Information:** Submit, for Owner's use, information regarding the proper care and maintenance of detention surface padding system.

### **WARRANTY**

**New Installations:** A padded surface installed by manufacturers is guaranteed impenetrable by organic human body parts for a period of three years from date of manufacturer's installation approval for use. Should penetration occur, the damage will be repaired or the surface replaced at the manufacturer's option.

**Conditions:** This guarantee does not apply to damage caused by non-organic human body parts, nor damage resulting from use prior to completion of final curing. This product is not intended to replace established management practices, but to supplement those practices, while allowing for more protection against client self-injury.



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### MANUFACTURER

Provide detention padded surface system fabricated by:

**Padded Surfaces by B&E** 888-243-8788 or 317-243-2233 Fax 317-248-2832  
Please see B&E proposal attached herewith, this was not used or included in this proposal.

**Marathon Engineering Corporation**, 5615 2<sup>nd</sup> Street West Lehigh Acres Fl.  
33971 239 303 7378 Fax 219 303 7364 Please *see the proposal from Marathon*, attached and included in this proposal.

### MATERIALS

Foam Sheets: MFSiltec-500 Features Nonflammable, nontoxic, and inherently durable nonconductive foam polymer with excellent cushioning, fire blocking, thermal insulating and acoustic/vibration dampening properties Structurally resilient with low compression set and 100% memory Continuous operating temperature range: -70 to +500 degrees F. Filtec is odorless, tasteless and non-corrosive

#### **Specifications:**

- ASTM D 3674 & E 162..... Pass
- UL-94..... V-O
- California Technical Bulletin 117..... Pass
- FMVSS 302..... Pass
- ASTM E662 (Flaming Mode) ..... Ds @ 1.5 min. < 50
- ASTM E662 (Non-Flaming Mode) ..... Ds @ 4 min. < 100
- Bombardier SMP 800-C ..... Pass
- ASTM D573 ..... Pass
- Compression Set, ASTM D-1056 22 hours @ 100 C... 5 %
- Compression Deflection, psi @ 25 % ..... 4 psi.
- Tensile Strength, psi ..... 25 psi
- Elongation, % ..... 60 %
- Water Absorption, %..... 10 %
- Thermal Conductivity K Factor ..... 0.30 (BTU in/hr./ft./F)
- Reinforcing Mesh Kevlar bullet resistant material
- Tensile Strength (Average) ..... 25,000 psi
- Elongation at break ..... 10 %
- Encapsulate: High-build liquid vinyl of consistency to permit spray or field application.
- Architect's color choice
- Adhesive: Type compatible with the materials to be adhered.



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### EXAMINATION

Examine areas and conditions under which detention surface padding system is to be applied.

Verify that substrate is in proper condition for installation of system. Do not proceed with installation until any unsatisfactory conditions have been corrected.

### PREPARATION

Verify that ambient temperatures will be within range required by manufacturer for successful installation and curing of system.

Verify that work of other trades is complete and will not adversely affect the curing and protection of detention surface padding system.

### INSTALLATION ON WALLS AND FLOORS

Cover specified areas with padded material system. Apply protective top coat to encapsulate entire padded surface. Color as selected by Owner (Marathon has tan only).

If the application is new construction a thirty day curing time is necessary for the concrete floor.

***Note: Temperature must be 60 degrees Fahrenheit at time of installation and maintained for the duration of the construction period and 30-day cure time.***

At penetrations of padding system for plumbing fixtures, air diffusers, lighting fixtures and security devices, coordinate with requirements of the respective trades for correct mounting.

***Note: 30-day cure time is required before rooms with detention surface padding can be utilized. Use prior to the 30-day cure time will void the 3-year warranty.***

### DOOR PADDING PANEL FABRICATION

Fabricate components to comply with performance and design requirements specified and in accordance with approved shop drawings.

Door padding panels shall be composed of Kev-Koat padded material system adhered to a 3/4" thick plywood backing board.

Provide trimmed openings for observation window and food slots.



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### CLEANING AND PROTECTION

Touch up any imperfections in finishes.

Clean work area of debris associated with installation.

Padded Surface can be cleaned with a mild, non-abrasive liquid detergent.

### EXCLUSION:

1. Structural requirements.
2. Professional Engineering of any kind.
3. Faulty existing equipment replacements, mechanical or electrical.
4. Anything not included in the Proposal or Scope of Work provided.
5. Commissioning in its entirety, (not required).
6. Beyond as scheduled, expedition of deliveries of equipment or materials.
7. No electrical or A/C work is covered in the base proposal.
8. No padding on ceilings in base proposal.

***Note: The proposal from the padding manufacturers and installers is based on one mobilization costs, additional costs will be realized for additional mobilization if required.***

The Safety Padding products to be installed are proprietary in nature and are priced as out of book, pre-priced unit.

### Unit Priced Job Order Contracting Proposal Estimate

**Note: this initial Unit Estimate Proposal is for detail review and open discussion of the Job Order Contracting Program Team JOCPT to ensure clarity and accountability of the Scope of Work and the related Budgeted Estimated Costs as they are currently reflected in the attached Initial Proposal Estimate. The Cooperative Client Member and JOC Contractor are to review each line item unit costs in a professional assessment and assurance that the projected costs reflect a reasonable fair representation of costs for the work to be performed as described by the Scope of Work (SOW). This proposal is subject to any revision requested by the Owners or recommended by the JOCPT.**

### Hidalgo County Sheriff Department

Conversion of Three (3) existing holding cells to Padded Security Cells and the refurbishment of Two (2) existing Padded Cells. Refurbishment of existing padded cells consists of minor cosmetics repairs and new top coat for a finish to like new condition. Ceilings in all five cells shall be repaired as required and painted with high quality durable paint to a like new condition.



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### Budget Estimate

Qty	CraftHours	Unit	Material	Labor	Equipment	Total
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**General Requirements, Direct Project Job Overhead Costs**

Project Specific General Liability Insurance Comprehensive Contractor's Liability Insurance, including operations, completed operations, bodily injury and property damage, protective and contractual coverages, \$1,000,000 policy limit. Minimum annual premium will be between \$2,500 and \$10,000. Rates vary by state and with the contractor's loss experience. Typical costs per \$100 (C\$) of payroll for each trade employed. (Calculate and add for each category separately.)

General contractors

Per Unit:	--@.0000	C\$	0.00	0.00	0.00	1.42
	1120.00	--@.0000	C\$	0.00	0.00	1,590.40

Project Specific Workers' Compensation Coverage Rates vary from state to state and by contractor's loss history. Coverage cost per \$100 (C\$) of base payroll excluding fringe benefits. Costs reflected are for an averaging of interior finishes craft disciplines specific to this project.

Per Unit:	--@.0000	--	0.00	0.00	0.00	1.70
	550.00	--@.0000	--	0.00	0.00	935.00

Job Site Superintendent, - Direct Job Costs, field supervision for this project shall be full time on site, while any demolition, deliveries, plumbing, critical path activities, and refurbishment of existing padded cells is being accomplished, and for all coordinated deliveries and movement within the facility. Field superintendent shall to be available to Sheriff Dept. 24/7 during the duration of this project for emergencies and any concerns.

Per Unit:	--@.0000	Mo	0.00	0.00	0.00	5,217.11
	2.00	--@.0000	Mo	0.00	0.00	10,434.22

Job Travel, Direct Job Overhead Costs, Truck and Fuel for superintendent and workers travelling more than 30 mi per day specific for this project,

Per Unit:	--@.0000	M\$	4.46	0.00	0.00	4.46
	114.00	--@.0000	M\$	509.00	0.00	509.00

Mobilization Direct Job Costs, Typical costs for mobilization and demobilization within a 50-mile radius as a percent of total contract price. Includes cost of moving general contractor-owned or rented equipment to the site, setting up barricades and staging area, movement of equipment within facility, material control and removing equipment or materials from job upon completion.

Per Unit:	B7@16.00	Ea.	0.00	480.30	0.00	480.30
	3.00	B7@48.00	Ea.	0.00	1,440.90	1,440.90

Temporary Solid Dust and Sound Barrier, design and layout for Sheriff's Department pre-installation approval, Barrier is to be installed in front of the cells being worked on, barrier shall be movable, bolt and screw together, made from 2x4 wall and plywood sheathing, terminate at ceiling or sealed at top to wall, locking access wall construction door, insulated for sound dampening qualities. Allowing for 28 In feet of moveable wall, enough to cover two (2) cells at a time, attached with temporary repairable fasteners.

Per Unit:	B2@8.000	--	542.00	274.10	27.00	843.10
	1.00	B2@8.000	--	542.00	274.10	843.10



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Portable job site toilets, including delivery, weekly service, and pickup, costs per week, Good clean quality (polyethylene) cleaned weekly or as needed. Need to be placed on site out of view of public and or staff. Note: These costs may be deducted from estimate providing the Facility has a restroom available for use by workers. Typically, worker do not use facilities or owner's restrooms. Open to Discussion

Per Unit:	--@.0000	wk.	0.00	0.00	0.00	73.41
	8.00	--@.0000	wk.	0.00	0.00	587.29

<b>**Subtotal: 01 General Requirements</b>						
	<b>56.0</b>		<b>1,051.00</b>	<b>1,715.00</b>	<b>27.00</b>	<b>16,339.91</b>

**02 Existing Conditions,**

Selective Demolition, Demolition Itemized costs for demolition of building components when building is being remodeled, repaired or rehabilitated, not demolished. Costs include protecting adjacent areas and normal clean-up.

Costs are to break out concrete slab and pile debris on site only. No hauling, dump fees or salvage value included. Equipment cost included, requires one electric pneumatic breaker with jackhammer bits. (Figures in parentheses show the volume before and after demolition and weight of the materials after demolition.) Typically Use \$250.00 as a minimum charge. *Note: Concrete slab demolition and removal, will produce considerable noise and must be strictly coordinated with the County Construction Manager and Sheriff Dept. Mandatory Pre-install and safety meeting shall be held with all concerned.* Requires operator, and labor, vacuum dust to minimize air born dust, cover any return air vents, have proper respirator and safety glasses, do not cut or damage slab existing reinforcements or applications.

Concrete slab x-ray of existing in slab applications prior to cutting and removal of concrete, provide findings of x-rays to County Construction Manager and Engineers for further instruction. This cost may be avoided providing we have reliable as built drawings for the facility and the locations where concrete demo is to be done. *This cost is a not to exceed adjustable allowance credits to the County.*

Per Unit:	--@.0000	Ea.	0.00	0.00	0.00	500.00
	3.00	--@.0000	Ea.	0.00	0.00	1,500.00

Concrete Saw Cut, Concrete slab with reinforcing, up to 4" slab thickness (40 SF per CY), break concrete with electric concrete breaker, labor, equipment and hauling. No offsite disposal. Three cells each to be done concurrent, this work must be strictly Coordinated with County Construction Manager and Sheriff's Dept. *Note: do not cut any slab reinforcement without written approval from the County Construction Manager Do not ingress or egress materials or debris without permission of Sheriff Dept. Cover debris in concrete buggies from view while transporting, protect walls and floors in facility from any damage, Hold and document a pre-installation safety meeting and means and methods review on site with all concerned, photo document progress of work.*

Per Unit:	B6@8.000	Ea.	65.00	377.40	200.00	642.40
	3.00	B6@24.00	Ea.	195.00	600.00	1,927.20

Concrete breaker rental HD \$77.00-day \$320.00 wk. Buggies, 75 a day push type, 7 CF, pickup and delivery, bits, concrete saw, concrete blade, cleaning supplies,

Per Unit:	CL@8.000	days	100.00	400.80	120.00	620.80
	1.00	CL@8.000	days	100.00	400.80	620.80



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Broken concrete disposal off site at legal dumpsite, include dump fees, hand load and haul at site. Disposal fee \$75.00 per ton, Hand load and off load from rented trailer. One day two men,

Per Unit:	CL@8.000	Ea.	77.00	400.80	75.00	552.80	
	3.00	CL@24.00	Ea.	231.00	1,202.40	225.00	1,658.40

Remove Existing Plumbing Fixtures. Work to be performed by licensed plumber approved by the Sheriff Dept. Disconnect fixtures from existing waste and water piping, terminate at the wall adjacent to the fixtures. Rough-in waste and water piping to remain in place, properly capped for future use. No salvage value assumed. Return fixtures in as is condition to the Sheriff Dept. for their storage, deliver to an onsite location.

Remove and cap related connections the commercial shower, return to Owner storage.

Remove stainless steel sink toilet commode and all related, return in as is condition to owner storage,

Per Unit:	P1@2.500	Ea.	67.00	155.80	35.00	257.80	
	3.00	P1@7.500	Ea.	201.00	467.40	105.00	773.40

Remove steel bunk, desk, seat, wall mirrors, and grab bars, return to owner for storage.

Per Unit:	SW@1.000	Ea.	0.00	41.16	12.00	53.16	
	15.00	SW@15.00	Ea.	0.00	617.40	180.00	797.40

<b>**Subtotal: 02 Existing Conditions</b>						
	78.5		727.00	3,820.20	1,230.00	7,277.20

### 03 Concrete Work

Compact subbase and select sand Select Sack Sand, Quick Crete all purpose or better, use as pipe bedding, select fill at up to 8" deep sand cushion, includes transport into work areas, hand spread and compacted. Remove related debris complete three cells in 2 work days, two men cement labor. Clean work area and make ready for concrete.

Per Unit:	CL@8.000	Ea.	43.90	400.80	67.85	512.55	
	3.00	CL@24.00	Ea.	131.70	1,202.40	203.55	1,537.65

Concrete Slabs, Walks and Driveways Typical costs for small area reinforced concrete slabs-on-grade including fine grading the sub base, ensure proper compaction, vapor barrier, wire mesh and proper reinforcement including dowels as required, pour 4,000 PSI sack concrete properly mechanically mixed on site, finishing to match existing, up to 6" thick slab.

Per Unit:	CM@16.00	Ea.	67.37	801.60	40.00	908.97	
	3.00	CM@48.00	Ea.	202.11	2,404.80	120.00	2,726.91

<b>**Subtotal: 03 Concrete</b>						
	72.0		333.81	3,607.20	323.55	4,264.56

### 09 Finishes

Paint ceilings in two existing and three converted padded cells, repair ceilings to like new condition, paint with Sherwin Williams Paint Shield Microbicidal Interior Latex Paint. High build, high quality washable Macrobiotic, durable paint or better. 1 coat sealer, 2 coats gloss or semi-gloss Smooth surface.

Per Unit:	PA@8.000	Ea.	89.28	495.40	50.12	634.80	
	3.00	PA@24.00	Ea.	267.84	1,486.20	150.36	1,904.40

<b>**Subtotal: 09 Finishes</b>						
	24.0		267.84	1,486.20	150.36	1,904.40



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### 10 Specialties

Proprietary Safety Padding specific for use in padded safety cells as supplied by Marathon Gold Seal, this product must be purchased through and installed by the manufacturers. And is proposed on by Marathon, see Marathons proposal attached for the installation of the three (3) new padded cells conversion. Also, find attached a proposal from B&E Padded Surfaces.

Per Unit:	--@.0000	--	0.00	0.00	0.00	52,870.00
1.00	--@.0000	--	0.00	0.00	0.00	52,870.00

Proprietary padded safety cell refurbishment, materials for this work must be purchased through Marathon Gold Seal as the only source for repair kits for padded safety cells. This proposal includes the purchase of two (2) each 3x3 or 9 sq. ft. of padding, repair kits including epoxy resins and one quart of top coat to cover 10 sq. ft., plus separate purchase of 3 gallons of proprietary top coat paint to resurface the entire cell walls, floor and doors.

Two (2) each Proprietary 3X3 Marathon Repair Kits, including epoxy, and 1 quart of top coat. Any unused materials shall remain with Sheriff Dept. for future repairs.

Per Unit:	--@.0000	Ea.	2,240.00	0.00	0.00	2,240.00
2.00	--@.0000	Ea.	4,480.00	0.00	0.00	4,480.00

3 ea. Gallons of top coat paint for each cell, 2 gals for refurbishment and one gal for future staff touch up and repairs left with the Sheriff Dept. for future use.

Per Unit:	PP@4.000	Ea.	477.00	293.90	150.00	920.90
6.00	PP@24.00	Ea.	2,862.00	1,763.40	900.00	5,525.40

Specialty Labor for refurbishment of existing cells sanding, epoxy repairs, padding repairs.

Per Unit:	PP@16.00	MHR	125.00	1,176.00	250.00	1,551.00
2.00	PP@32.00	MHR	250.00	2,352.00	500.00	3,102.00

### **\*\*Subtotal: 10 Specialties**

56.0	7,592.00	4,115.40	1,400.00	65,977.40
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### 22 Plumbing

Properly cap all plumbing line not used for squat detox toilet installation. Installation of three (3) in floor Penal Ware -Squat Detox Toilet, (see submittal attached) with remote flush, new flush valve, rough in materials, steel access door as may be required. Connections to existing sewer and supply lines. Turn key install by professional plumber, no subcontractor's proposals at this time. Future subcontractor proposals shall be shared with Sheriff Dept. and County Construction Manager and be approved of prior to letting of subcontract for this work., Note: *no work in these cells may proceed without verification of the adequacy of existing system for this intended installation. Materials package includes, 1699 Penal Ware Jet Squat Detox Toilet, appropriate flush valves, remote pneumatic flush control located outside for CO operation (location to be determined) and all related roughing in materials.* Costs are reflected for hook up of three each, new squat detox toilet to adequate existing sewer line in slab and water supply source within ten feet of installation.

Per Unit:	P6@32.00	Ea.	3,773.00	2,274.00	150.00	6,197.00
3.00	P6@96.00	Ea.	11,319.00	6,822.00	450.00	18,591.00

### **\*\*Subtotal: 22 Plumbing**

96.0	11,319.00	6,822.00	450.00	18,591.00
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Total Man-hours,	Material,	Labor,	Equipment:	Total
382.5	21,290.65	21,566.00	3,580.91	46,437.56
Total Only (Subcontract) Costs:				<u>67,916.91</u>
Subtotal:				114,354.47
5.00% Overhead:				5,717.72
0.00% Contingency:				0.00
10.00% Contractor Fee:				<u>11,435.44</u>
Estimate Total:				131,505.63
P&P Bonds 2.5%				3,287.64
Permits and Fees 3%				<u>3,945.16</u>
Total Budgeted Costs				\$138,738.43

Total Budgeted Costs Five Padded Cells - 3 New - 2 Refurbished  
**One Hundred Thirty-Eight Thousand and Seven Hundred and Thirty-Eight Dollars**  
**(\$138,738.00) Rounded**

**ADD: Alternate One Proposal** on three cell door conversion from sliding to swinging. We have researched this task in depth, and have determined that the costs and the means and methods are a huge variable. (See Independent Costs Proposals Attached) Upon conclusion of our research and findings we are recommending that this line item task be treated as a Guaranteed Max Not to Exceed Budget Costs. Our intention is to remove the sliding doors and frames, and prep existing doors for proper installation into a new properly installed door frame which will save costs to this budget item over the current proposals we have on hand. Payment for this task shall be adjusted down to actual costs of work done. All work to be done on the doors must be approved in writing from Texas Commission on Jail Standards prior to commencement of any work on doors.

Total Budgeted Costs for the Conversion of Three Cell Doors from Sliding to Swinging  
**Thirty-Five Thousand Dollars (\$35,000.00)**

Total Budgeted Costs for Five Padded Cells including Add: Alternate One Proposal - 3 New Cells including door conversion- 2 Refurbished Cells

**One Hundred Seventy-Three Thousand and Seven Hundred and Thirty-Eight Dollars**  
**(\$173,738.00) Rounded**

*Keith F Hunt*

Keith F Hunt PGM  
 Hunt & Woodruff Construction LLC  
 Open Book JOC Program Providers

\_\_\_\_\_  
 Client Member Staff Approval

\_\_\_\_\_  
 Commissioners Court Approval

## CONTRACT AMENDMENT

### 3-100-14 NATIONAL JOB ORDER CONTRACTING SERVICES

PCA will allow the use of other cost books at the request of vendors who have agencies requesting the use of a specific cost book for their construction estimating Such as Gordian or Craftsman. The PCA vendor must equal the same bid coefficient as the R.S. Means Discount to include all overhead, PCA fee, and profit as required under the contract. PCA must be supplied with access to the use of the cost book as well as the corresponding coefficient for approval by the member and PCA. If the contractor bid a .90 coefficient equaling a 10% discount off of the estimated value of the project the same discount must be applied to the local cost of construction with the requested cost book. If Non-pre-priced items are not covered by a cost book the item maybe be acquired and installed per the Non-pre-priced section in the PCA contract.

**Sec. 2267.401. JOB ORDER CONTRACTING.** In this chapter, "job order contracting" is a procurement method used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

**Sec. 2267.402. APPLICABILITY OF SUBCHAPTER TO BUILDINGS; EXCEPTIONS.** This subchapter applies only to a facility that is a building, the design and construction of which is governed by accepted building codes, or a structure or land, whether improved or unimproved, that is associated with a building. This subchapter does not apply to:

- (1) a highway, road, street, bridge, utility, water supply project, water plant, wastewater plant, water and wastewater distribution or conveyance facility, wharf, dock, airport runway or taxiway, drainage project, or related type of project associated with civil engineering construction; or
- (2) a building or structure that is incidental to a project that is primarily a civil engineering construction project.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

**Sec. 2267.403. REQUIREMENTS FOR JOB ORDER CONTRACTS FOR FACILITIES.** (a) A governmental entity may award job order contracts for the maintenance, repair, alteration, renovation, remediation, or minor construction of a facility if:

- (1) the work is of a recurring nature but the delivery times are indefinite; and
- (2) indefinite quantities and orders are awarded substantially on the basis of prescribed and prepriced tasks.

(b) The governmental entity shall establish the maximum aggregate contract price when it advertises the proposal.

(c) The governing body of a governmental entity shall approve each job, task, or purchase order that exceeds \$500,000.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.404. CONTRACTUAL UNIT PRICES. The governmental entity may establish contractual unit prices for a job order contract by:

(1) specifying one or more published construction unit price books and the applicable divisions or line items; or

(2) providing a list of work items and requiring the offerors to propose one or more coefficients or multipliers to be applied to the price book or prepriced work items as the price proposal.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.405. COMPETITIVE SEALED PROPOSAL METHOD. (a) A governmental entity may use the competitive sealed proposal method under Subchapter D for job order contracts.

(b) The governmental entity shall advertise for, receive, and publicly open sealed proposals for job order contracts.

(c) The governmental entity may require offerors to submit information in addition to rates, including experience, past performance, and proposed personnel and methodology.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.406. AWARDING OF JOB ORDER CONTRACTS. The governmental entity may award job order contracts to one or more job order contractors in connection with each solicitation of proposals.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.407. USE OF JOB ORDER CONTRACT. A job order contract may be used to accomplish work only for the governmental entity that awards the contract unless:

(1) the solicitation for the job order contract and the contract specifically provide for use by other persons; or

(2) the governmental entity enters into an interlocal agreement that provides otherwise.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.408. USE OF ARCHITECT OR ENGINEER. (a) If a job order contract or an order issued under the contract requires architectural or engineering services that constitute the practice of architecture within the meaning of Chapter 1051, Occupations Code, or the practice of engineering within the meaning of Chapter 1001, Occupations Code, the governmental entity shall select or designate an architect or engineer to prepare the construction documents for the project.

(b) Subsection (a) does not apply to a job order contract or an order issued under the contract for industrialized housing, industrialized buildings, or relocatable educational facilities subject to and approved under Chapter 1202, Occupations Code, if the contractor employs the services of an architect or engineer who approves the documents for the project.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.409. JOB ORDER CONTRACT TERM. The base term for a job order contract may not exceed two years. The governmental entity may renew the contract annually for not more than three additional years.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.410. JOB ORDERS. (a) An order for a job or project under a job order contract must be signed by the governmental entity's representative and the contractor.

(b) The order may be:

(1) a fixed price, lump-sum contract based substantially on contractual unit pricing applied to estimated quantities; or

(2) a unit price order based on the quantities and line items delivered.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.411. PAYMENT AND PERFORMANCE BONDS. The contractor shall provide payment and performance bonds, if required by law, based on the amount or estimated amount of any order.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

#### SUBCHAPTER J. ENFORCEMENT

Sec. 2267.451. VOID CONTRACT. A contract, including a job order, entered into in violation of this chapter is voidable as against public policy.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

Sec. 2267.452. DECLARATORY OR INJUNCTIVE RELIEF. (a) This chapter may be enforced through an action for declaratory or injunctive relief filed not later than the 10th day after the date on which the contract is awarded.

(b) This section does not apply to enforcement of a contract entered into by a state agency. In this subsection, "state agency" has the meaning assigned by Section 2151.002. The term includes the Texas Facilities Commission.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1129, Sec. 2.08, eff. September 1, 2011.

STATE BOARD OF EDUCATION ALTERNATIVE PROJECT DELIVERY METHODS RULES PROCUREMENT OF CONSTRUCTION USING ALTERNATIVE PROJECT DELIVERY METHODS

“For JOC job orders, the District shall set administrative limits to assure the \$750,000 limit for each job order is not violated. The District shall review all job orders for accuracy of the estimate and document the basis for acceptance of the estimate. When a job order is \$100,000 or larger and is being estimated without a pre-agreed upon unit price book, the District shall have an independent analysis of the job order costs. This analysis shall be documented. When JOC job orders are accomplished under a GMP type construction without a unit price book, the process shall be open book.”

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# HUNT & WOODRUFF CONSTRUCTION LLC.

OPEN BOOK JOB ORDER CONTRACTORS

Tuesday 14<sup>th</sup> of February

Texas Commission on Jail Standards  
Attn: Jason Ross  
P.O. Box 12985  
Austin, TX 78711-2985

Subject: Hidalgo County Justice Center  
Location: 711 El Cibolo Rd Edinburg County, Texas 78541

Ref: Conversion of Three Existing Cells to Safety Padded Cells and the Repair and Refurbishment of Two Existing Padded Safety Cells to like new condition.

Mr. Jason Ross:

We are currently being considered for award of the above-mentioned project and would like to provide you with the scope of work and product data for the proposed project. The project procurement is through the Open Book Job Ordered Contracting Program under an Interlocal s State Agency Government Cooperative. We in turn will be contracted with Marathon Gold Seal a Security Specialist Company to provide and install the Safety and Detox padding in the conversion of three existing cells, and to repair and refurbish to like new condition two existing violent padded cells.

The scope of work (SOW) for New Padded Cells will include but not be limited to the following:

- Cell Ceilings - We will repair ceiling to like new condition, and paint to match padding color. Note- ceilings do not have padding.
- Carefully remove the existing shower, combination toilet sink, metal bed, metal desk and chair, mirror and grab bars. Return all removed items to the Sheriff Department.
- Properly cap all existing plumbing lines behind wall.
- Saw cut concrete and remove existing floor drain. Excavate properly to install a new in-floor squat and detox commode with remote flush at the exterior of cell.
- Remove excavated material and concrete from site and dispose of at a legal dump site.
- Fill excavations with properly compacted sand and install concrete to match existing finish.
- Repair existing cell walls to a satisfactory substrate for the proper installation and adhesion of new wall padding and floor padding.
- Remove existing sliding door and return to owner. Install new detention door and frame with food access and observation window, detention locking mechanism and keys, and ensure proper and correct operation.
- Marathon Gold Seal manufactures representative and installers install and complete the padded cells to a new fully and properly functioning safety and detox cells.

Scope of Work (SOW) for refurbished cells.

- Upon completion of the new cells and them being placed into service, refurbish to like new condition the two-existing safety padded cells in the booking area. Refurbishment shall include but not be limited to cosmetic wall and floor repairs and new two coats of Marathon Gold Seal Top Coat.
- All work is to be done in strict compliance to safety and detox padded cell industry standards, state, federal and local codes and regulations of any kind governing the construction and installation of Safety Padded Cells.

Included herewith, is the proposal Scope of Work (SOW), product data information for the Padded Cells, Gold Seal Padding by Marathon info and submittal information for the Penal Ware Detox floor toilet. Please advise if you would like us to forward you a copy of further manufactures submittal documentation when we get then.

If you have any questions and or concerns regarding this matter, please contact me Keith Hunt at 956-459-1696.

Thank You Very Sincerely



*May God, Bless You and Our Endeavors*

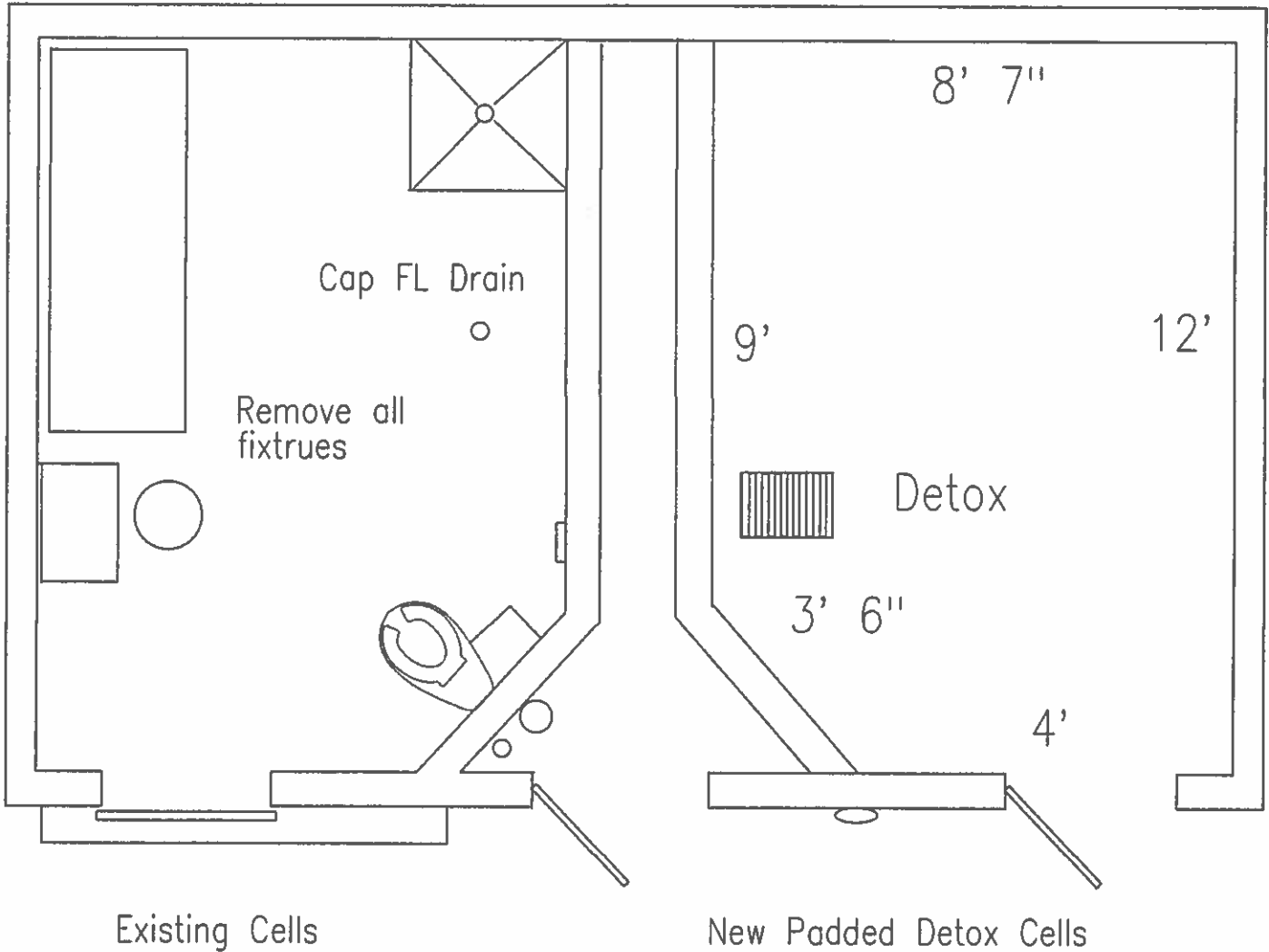
*Keith F Hunt*

Keith F Hunt PGM  
Hunt & Woodruff Construction LLC.  
77 Santa Isabel Blvd. Suite N7  
Laguna Vista, TX 78578  
(956)-459-1696 (24/7)

*Open Book Job Order Contracting Program Developers*

cc: Juan Tapia, Procurement Officer  
Hidalgo County Sheriff Dept.

# Hidalgo County Sheriff Department



All three cells are nearly the same in size with only an inch or two difference. Cell on left represents the new padded Detox Cell with the new manual operated swinging door with food pass and observation window. All walls and flooring is covered with safety padding by Marathon Gold Seal. New floor Penal Ware model 1699 detox toilet remotely operated from outside the door. Note we will require to know the recommended direction of swing LH/RH for new doors.

# Hunt & Woodruff Construction LLC

## SECTION 11194 – SAFETY PADDING

### PART 1 – GENERAL CONDITIONS

#### 1.1 Scope

- (A) Provide all labor and material required to furnish and install protection padding (walls, floors, doors, frames and ceilings) in safety cells, seclusion rooms, and time-out rooms as indicated in drawings and specified herein.
- (B) Submit typical shop drawings showing details, thickness of materials and typical requirements.
- (C) Submit three (3) samples – minimum of 3"x3" in size – for approval and acceptance of protective padding system for use in safety cells, seclusion rooms and time-out rooms.
- (D) Submit two (2) copies of the manufacturer's maintenance instructions.

#### 1.2 Guarantees

- (A) Protective Padding Contractor shall agree to repair or replace any defective material or work for a period of one (1) year from the date of project completion. This guarantee shall also include any loss of adhesion, resiliency or delaminating. This guarantee does not cover the damage caused by sharp or burning objects. This product is not intended to replace established management practices, but to supplement them in order to provide a safe environment for the end user, owner and client. Guarantee for this work shall be signed by both the Sub-Contractor and the General Contractor.

#### 1.3 Qualifications

- (A) Because of the special nature of the work specified within this section, persons, firms or corporations desiring to bid on this section of work must meet the following requirements:
  - (1) Have a minimum of five (5) years experience in the fabrication and installation of protective padding or work similar to that which is described herein.
  - (2) Have ten (10) successful installations of protective padding.

### PART 2 – MATERIALS AND PRODUCTS

#### 2.1 General

- (A) Protective padding material shall be a synthetic resinous material. Substitutions of a closed cell polyvinyl chloride or other types of polyvinyl chloride surfacing material will not be permitted. Protective padding meeting the following requirements and approved for use is Gold Medal Safety Padding as manufactured by Marathon Engineering Corporation, 5615 2<sup>nd</sup> Street West, Lehigh Acres, FL (239) 303-7378, [www.goldmedalsafetypadding.com](http://www.goldmedalsafetypadding.com).
- (B) All vertical panels shall be prefabricated. The panels are to be 1" nominal thickness Gold Medal Safety Padding bonded on Oriented Strand Board 7/16" thickness, making the wall panels a total of 1-1/2" thick.

# Hunt & Woodruff Construction LLC

- (C) The door jambs shall be ½" thickness Gold Medal Safety Padding for a total of 1" thickness on door jambs.
- (D) All floor panels shall be prefabricated. The panels are to be ¾" Gold Medal Safety Padding bonded on Oriented Strand Board 7/16" thickness, for a nominal thickness of 1-1/4" (tolerance of +/- 1/8").

## 2.2 Properties

(A) In addition to meeting the minimum physical properties when cured, protective padding must contain a flame spread and smoke index which when tested in accordance with ASTM E84 is given a CLASS A FIRE RATING.

- (1) Flame Spread: 5
- (2) Smoke Development: ≤ 20

(B) Padding must also conform to the following criteria:

- (1) Weight is approximately 5 pounds per square foot
- (2) Tensile strength range 300 P.S.I. minimum ASTM D412
- (3) Temperature stability – unaffected from 20 degrees F to 120 degrees F
- (4) Moisture absorption 0.8% to 1.05% by weight
- (5) Compression set 90% recovery after 72 hours
- (6) Compression properties 30 PSI to 70 PSI at 50% modulus
- (7) Elongation at break ASTM D412: 150% typical
- (8) Critical Radiant Flux of Floor Covering Systems ASTM E684: >0.99 (W/cm<sup>2</sup>) (Class I)
- (9) Acute Oral Toxicity Test: Non Toxic
- (10) Hardness: Durometer reading shall be 60 (plus or minus 5).
- (11) Fungus Resistance MIL-I-531-D – Completely Resistant Rating (0.0.0)

(C) Fasteners for use in attachment of vertical panels shall be recommended by manufacturer.

## PART 3 - EXECUTION

### 3.1 Installation of Protective Padding

- (A) Inspect surface(s) to receive work under this section. Notify the architect in writing if surface(s) is not satisfactory for application of materials. Commencement of work constitutes acceptance of surface.
- (B) All vertical panels will be mechanically fastened to walls.
- (C) The number of fasteners per panel will be determined by the installers and is based on type of substrate.
- (D) A gap of 1/8" ± 1/16" will be left between panels. They will then be filled with Gold Medal Compound. When fully cured, it will be sanded to meet adjacent edges.

## Hunt & Woodruff Construction LLC

(E) All fastener holes will be filled with Gold Medal Compound and sanded. Upon completion of sanding of all surfaces (walls, doors, ceiling and floor), all surfaces will receive a Gold Medal topcoat. 3.2 Precautions

(A) The following conditions are required for the installation and storage of materials:

- (1) General Contractor or owner shall provide adequate storage of materials.
- (2) A minimum temperature of 65 degrees F shall be maintained for the duration of the installation.
- (3) The General Contractor shall provide 120-volt electrical service, storage in a safe, warm and dry area, hoisting equipment and refuse receptacle.

END OF SECTION