

# HIDALGO COUNTY

## Professional Appraisal Services

Contract C-09-343-10-06

### Work Authorization Form

## WORK AUTHORIZATION NO. 4

**THIS WORK AUTHORIZATION** is made pursuant to the terms and conditions of the Service Contract made by and between **HIDALGO COUNTY**, action herein by and through the **Commissioner's Court**, hereinafter called the "**Owner**," and, "**Leonel Garza Jr. & Associates LLC**", professional appraiser of McAllen, Texas, hereinafter called "**Appraiser**".

#### **PART 1. SCOPE OF WORK**

The purpose of this Work Authorization is for the **Appraiser** to provide appraisal reports corresponding to the Texas Department of Transportation Form A-5 and or A-6 format for 4 Mile Line Rd (FM 2221 to Tom Gill (Jara Chinas Rd)) of which will consist of approximately ±12 individual report.

The scope of services to be provided by the **Appraiser** is identified in **EXHIBIT "A"** – *Scope of Services to be Provided by the Appraiser* attached hereto.

#### **PART 2. ESTIMATED COST**

The estimated cost for services under this Work Authorization is **\$24,000.00**. This amount is based upon the costs outlined in the Estimated **Cost Proposal** attached hereto as **EXHIBIT "B"**.

#### **PART 3. PAYMENT**

Compensation and payment to the Appraiser for the services established under this Work Authorization shall be made in accordance with Article/Part/Section 3 of the Agreement.

#### **PART 4. FUNDING**

This Work Authorization No. 4 shall be funded through funding source:

Account No. 0-1336-431-00-123-080-0-711

Requisition Number \_\_\_\_\_ (MUST BE INCLUDED AFTER CC APPROVAL)

#### **PART 5. PERIOD OF SERVICE**

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon completion of scopes of the work authorization.

**PART 6. RESPONSIBILITIES AND OBLIGATIONS**

This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement.

**PART 7. ACKNOWLEDGEMENT AND CONFIRMATION**

Acknowledgement and confirmation by Hidalgo County Precinct No. 3 Commissioner Joe M. Flores as to content and detail of this Work Authorization No. # 4.

HIDALGO COUNTY  
COMMISSIONER PRECINCT NO. 3

BY: \_\_\_\_\_  
Joe M. Flores, County Commissioner

**PART 8. ACCEPTANCE AND APPROVAL**

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners' Court on \_\_\_\_\_ as indicated below and effective as of \_\_\_\_\_ day of \_\_\_\_\_, 2010.

THE APPRAISER:  
LEONEL GARZA JR. & ASSOCIATES LLC

THE OWNER:  
HIDALGO COUNTY

  
By: Leonel Garza III, Appraiser

\_\_\_\_\_  
By: Rene A. Ramirez, County Judge

ATTEST:

\_\_\_\_\_  
by: Arturo Guajardo, Jr. - County Clerk

**LIST OF ATTACHMENTS**

- ATTACHMENT "A" - Service to be provided by the Appraiser
- ATTACHMENT "B" - Payment/ Fee Schedule
- ATTACHMENT "C" - Insurance Requirements provided by Appraiser
- ATTACHMENT "D" - Work Authorization Form

**ATTACHMENT "A" SERVICE TO BE PROVIDED BY THE APPRAISER**

Right-of-Way Acquisition Appraisals of the 4 Mile Line Rd (FM 2221 to Tom Gill (Jara Chinas Rd)) specified for approximately ±12 report to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Precinct No. 3. All communication and correspondence shall be included within the body of the appraisal report. Each report shall be performed on a Texas Department of Transportation A-5 and or A-6 form as applicable and shall follow similar guidelines for personal contact with owners of record prior to on-site inspection.

## ATTACHMENT "B" - Payment/ Fee Schedule

Right-of-Way Acquisition Appraisals of the 4 Mile Line Rd (FM 2221 to Tom Gill (Jara Chinas Rd)) specified for approximately ±12 report to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Precinct No. 3.

<b>Appraisal Report Cost</b>	<b>\$ 24,000.00</b> ±12 Appraisals @ \$2,000.00 Per Parcel = \$24,000.00  Included Per Parcel: 1. (3) Original Appraisal Reports 2. (1) Original Appraisal Report with Invoice
<b>Additional Original Reports</b>	<b>\$ 150.00 Per Original Copy</b> This cost shall apply for additional original (color) copies required by the County of Hidalgo.
<b>Updated/Revised Reports</b>	<b>\$ 1,000.00 Per Parcel</b> This cost shall apply when a major change to the survey and or correction of the survey and or right-of-way map has been performed after the completion of the appraisal report. These revision cost shall be discussed with the Precinct prior to billing. Minor revisions to a parcel report will be billed on a case by case basis depending on complexity of the revision.
<b>Condemnation Hearing Cost</b>	<b>Hourly Rate = \$ 150.00 Per Hour</b> Hourly rate shall apply to any and all preparation time required for the condemnation hearing.
<b>Appeals Court / Trial</b>	<b>Hourly Rate = \$ 250.00 Per Hour</b> <b>Plus Expenses</b>  Hourly rate shall apply to any and all preparation time, depositions, and consulting required for an appeal of a Condemnation Hearing to a bench or jury trial.

**ATTACHMENT "C"-INSURANCE REQUIREMENTS PROVIDED BY APPRAISER**

***{ON FILE WITH HIDALGO COUNTY PURCHASING DEPARTMENT}***