

AI-39360

4.

**DRAINAGE DISTRICT**

**Meeting Date:** 06/25/2013

Submitted By: Jaime Salazar, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

A.) Requesting approval of final negotiated Contract for Professional Appraisal Services with Leonel Garza Jr. & Associates as it relates to the J-09 Project. Approved for negotiations by Hidalgo County Drainage District No.1 Board of Directors on June 4, 2013.

B.) Requesting approval to negotiate Title Commitment Services Contract with both Title Companies on the District's "Pool" of Title Company Services as it relates to the J-09 Project on a rotation basis.

**2008 BOND SERIES**

C.) Requesting approval of Work Authorization No.5 in the amount of \$250,000.00 to TEDSI Infrastructure Group, Inc. as it relates to additional services required by Hidalgo County Pct. 1 for Hidalgo County Master Drainage System Plan .

BACKGROUND

Attachments

Appraisal Services

Work Auth No.5

Form Review

Inbox	Reviewed By	Date
Budget & Management	Obdett Calzada	06/20/2013 04:25 PM
Final Approval	Monica Badillo	06/21/2013 05:36 PM
Form Started By: Jaime Salazar		Started On: 06/20/2013 10:05 AM
	Final Approval Date: 06/21/2013	

# Best & Final & Scope of Services For Appraisal Services

**To:** Hidalgo County Drainage District No. 1  
902 North Doolittle  
Edinburg, Texas 78542

**From:** Leonel Garza III, General Certified Appraiser

**Fax:** (956) 292-7089

**Pages:** 2 Pages

**Phone:** (956) 292-7080 ext 5811

**Date Submitted:** June 20, 2013

**Re:** J-09 Drainage Project

**CC:** Jaime Salazar, Buyer

## Mr. Salazar:

As per phone conversation with Jaime Salazar on June 14, 2013, our office is pleased to present our best and final offer proposal for appraising the various properties in connection with Acquisition of Land, Rights of Way, Easements, Condemnations Proceedings for properties located along what is known as the J-09 Drainage Project within Hidalgo County Drainage District No. 1, Hidalgo County. The appraisal reports shall be based on the Texas Department of Transportation Form A-6, A-5s & A-5 as required and confirmed during inspection of said tracts. Each report shall follow Senate Bill 18 (SB-18) as required by State Law. The following is an itemization of the Best & Final Cost of Services:

<b>Appraisal Report Cost</b>	<b>\$2,100.00 Per Parcel</b> (4) Original Appraisal Reports Included
<b>Additional Original Reports</b>	<b>\$ 50.00 Per Original Copy</b> This cost shall apply for additional original (color) copies required by the client and or other agencies involved in the project.
<b>Updated/Revised Reports</b>	<b>\$ 500.00 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 client prior to billing. Minor revisions to a parcel report will be billed on a case by case basis depending on complexity of the revision as determined by Leonel Garza Jr. & Associates LLC.
<b>Condemnation Hearing</b>	<b>Hourly Rate = \$ 150.00 Per Hour (Plus Expenses)</b> Hourly rate shall apply to any and all preparation time required for the condemnation hearing plus expenses.
<b>Appeals Court / Trial</b>	<b>Hourly Rate = \$ 250.00 Per Hour (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.

**SCOPE OF SERVICES**

The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. Each property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project and other sources available to this firm. Listings along the respective projects shall also be reviewed in order to determine the current market asking price for property along the project.

Each appraisal shall be developed on a TxDOT A-5 or an A-6 and A-5s format as promulgated by the Texas Department of Transportation. Each report as of September 1, 2011 must comply with Texas State Senate Bill 18. Leonel Garza III has undergone the mandatory training thru the Texas Department of Texas Training on *Senate Bill 18 (SB-18)* and has included all changes associated with the new law in each report. Mr. Garza is fully aware of the magnitude of the Bill and the overall reporting and valuation effects of the Bill.

The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser shall continue the inspection off-site along the project. Once the appraisal has been concluded the report shall be delivered to the client, of which four (4) original copies shall be included in each appraisal packet. Once negotiations have begun, the appraiser shall be available to answer any questions or concerns by the property and assist the negotiator as needed. In the event a consensus cannot be made as to the market value, the appraiser shall be prepared to continue and prepare for condemnation proceedings of which will be billed at an additional cost. This service shall continue until all trial and or other court proceedings are concluded in the acquisition of the subject property.

If there are any questions or concerns or if any item needs clarification please call Leonel Garza III at (956) 687-7295 or via email [leonel3@garza-associates.com](mailto:leonel3@garza-associates.com). Please sign and fax or email back once accepted. Thank you for the opportunity.

\_\_\_\_\_  
Leonel Garza III  
State Certified Real Estate Appraiser  
TX-1328375-General  
Leonel Garza Jr. & Associates LLC

\_\_\_\_\_  
Please Sign Here Upon Acceptance

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Date of Acceptance

**EXHIBIT "E"**

**PROFESSIONAL ENGINEERING SERVICES CONTRACT**

**WORK AUTHORIZATION FORM**

**WORK AUTHORIZATION NO. 5**

**THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of Section I.A. of the Agreement made by and between HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 hereinafter called the "Owner", and TEDSI Infrastructure Group, Inc., professional Engineers hereinafter called "Engineer".**

**PART 1. SCOPE OF WORK**

**The purpose of this Work Authorization is for the Engineer to provide review of plans and continuous coordination of updates on bond projects submitted to Hidalgo County Precinct No. 1 and/or Hidalgo County Drainage District No.1 in order to ensure that the design of drainage elements in the plans achieve their intended purpose and do not adversely affect the Hidalgo County Master Drainage System plan, the tracking of current projects within Hidalgo County Precinct No. 1 and additional services required by Hidalgo County Precinct No. 1 as indicated below:**

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

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

**PART 2. ESTIMATED COST**

**The estimated not-to-exceed reimbursable cost for services under this Work Authorization #5 is \$250,000.00. This amount is based upon the contract rates attached hereto as EXHIBIT "D".**

**PART 3. PAYMENT**

**Compensation and payment to the Engineer for the services established under this Work Authorization shall be made in accordance with Article/Part/Section 5, 6 and 7 of the Agreement.**

**PART 4. FUNDING**

This Work Authorization No. 5 shall be funded through funding source:

Account No. \_\_\_\_\_

Requisition Number \_\_\_\_\_

**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 TEDSI Infrastructure Group, Inc. as to content and detail of this Work Authorization No. 5.

BY: \_\_\_\_\_

Jesse Salinas, President/CEO

**PART 8. ACCEPTANCE AND APPROVAL**

This Work Authorization is hereby accepted, approved by the Hidalgo County Drainage District No. 1 and TEDSI Infrastructure Group, Inc. as indicated below and effective as of 25th day of June, 2013.

**THE ENGINEER:**

TEDSI Infrastructure Group, Inc

\_\_\_\_\_  
By: Jesse Salinas, President/CEO

**THE OWNER:**

Hidalgo County Drainage District No. 1

\_\_\_\_\_  
By: Ramon Garcia, Chairman

Attest as to form:

Atlas, Hall & Rodriguez, L.L.P.

\_\_\_\_\_  
By: Stephen L. Crain

## EXHIBIT "A"

### Services to be provided by the Owner

The following provides an outline of the services to be provided by the **OWNER** in the development of the "**Project**".

The **OWNER** will:

- (1) Provide authorization to the **ENGINEER** to begin work in accordance with Section 3 of this Agreement.
- (2) Provide payment for work performed by the **ENGINEER**, and accepted by the **OWNER** in accordance with Section 6 of the Agreement.
- (3) Provide assistance to the **ENGINEER**, as necessary, to obtain the required data and information from other private, local, regional, State and Federal agencies and/or companies that the **ENGINEER** cannot easily obtain.
- (4) Provide the **ENGINEER** with plans submitted to the **OWNER**.
- (5) Provide timely review and decisions in response to the **ENGINEER'S** request for information and/or required submittals and deliverables.

**EXHIBIT “B”**  
**Services to be Provided by the Engineer**

**INDEX**

The following Scope of Services provides a summary for the *basic services* to be provided by the **Engineer** under this Work Authorization.

For these services, the **Engineer** shall review plans submitted to Hidalgo County Precinct No. 1 and/or Hidalgo County Drainage District No.1 in order to ensure that the design of drainage elements in the plans achieve their intended purpose and do not adversely affect the Hidalgo County master drainage plan and track current projects within Hidalgo County Precinct No. 1.

The services will include the following:

**I. REVIEW DRAINAGE DESIGN FOR PS&E**

- i. Review of Plans, Specifications and Estimates (PS&E), Hydrologic Maps and associated studies within Hidalgo County Precinct No. 1.
- ii. Ensure that the design of all proposed drainage facilities depicted in the submitted PS&E achieve their intended purpose .
- iii. Ensure that the design of all proposed drainage facilities depicted in the submitted PS&E do not adversely affect the Hidalgo County master drainage plan.
- iv. Check hydrologic calculations to ensure that they were performed using standard hydrologic engineering practices.
- v. Verify that the hydrologic and hydraulic design is in conformance with The Hidalgo County Drainage District’s Master Drainage Plan and that a check on the system’s ability to accommodate a 25 year event.
- vi. Check that proposed drainage facilities do not adversely affect adjacent properties.

**II. TRACKING OF DRAINAGE PROJECTS**

- i. The tracking of all drainage projects currently being developed and/or constructed within Hidalgo County Precinct No. 1.
- ii. Meetings with Hidalgo County Precinct No. 1 staff to update them on the status of drainage projects within Hidalgo County Precinct No. 1.

**III. ADDITIONAL SERVICES**

- i. Review of Plans, Specifications and Estimates (PS&E), Schematics and associated studies within Hidalgo County Precinct No. 1.
- ii. Provide construction support services for projects within Hidalgo County Precinct No. 1.
- iii. Provide Engineering Management as directed by Hidalgo County Precinct No. 1.
- iv. Review of ROW for proposed projects as directed by Hidalgo County Precinct No. 1.
- v. Conduct and/or review project studies within Hidalgo County Precinct No. 1.
- vi. Provide project development services, attend meetings on behalf of Hidalgo County Precinct No. 1 and conduct project coordination.

**EXHIBIT "D"**  
**ENGINEER'S Contract Rate Schedule**

TEDSI Infrastructure Group, Inc.

**LABOR:**

Job Description	Contract Rate** 2013	Contract Rate** 2014	Contract Rate** 2015	Contract Rate** 2016	Contract Rate** 2017	Contract Rate** 2018	Contract Rate** 2019	Contract Rate** 2020	Contract Rate** 2021	Contract Rate** 2022	Contract Rate** 2023
<b>Engineering</b>											
Principal (QC/QA)	\$266.62	\$279.95	\$293.95	\$308.65	\$324.08	\$340.28	\$357.30	\$375.16	\$393.92	\$413.62	\$434.30
Project Manager (VIII)	\$232.61	\$244.24	\$256.45	\$269.28	\$282.74	\$296.88	\$311.72	\$327.31	\$343.67	\$360.85	\$378.90
Sr. Engineer (V)	\$187.37	\$196.74	\$206.58	\$216.90	\$227.75	\$239.14	\$251.09	\$263.65	\$276.83	\$290.67	\$305.21
Project Engineer (III)	\$159.15	\$167.11	\$175.46	\$184.24	\$193.45	\$203.12	\$213.28	\$223.94	\$235.14	\$246.89	\$259.24
Project Engineer (II)	\$144.56	\$151.79	\$159.38	\$167.35	\$175.71	\$184.50	\$193.72	\$203.41	\$213.58	\$224.26	\$235.47
Project Engineer (I)	\$127.75	\$134.14	\$140.84	\$147.89	\$155.28	\$163.04	\$171.20	\$179.76	\$188.74	\$198.18	\$208.09
Engr. In Training ( E.I.T.)	\$122.87	\$129.01	\$135.46	\$142.24	\$149.35	\$156.82	\$164.66	\$172.89	\$181.53	\$190.61	\$200.14
Sr. Engineering Designer	\$117.57	\$123.45	\$129.62	\$136.10	\$142.91	\$150.05	\$157.56	\$165.43	\$173.70	\$182.39	\$191.51
Engineering Designer	\$109.24	\$114.70	\$120.44	\$126.46	\$132.78	\$139.42	\$146.39	\$153.71	\$161.40	\$169.47	\$177.94
CADD Operator	\$104.61	\$109.84	\$115.33	\$121.10	\$127.15	\$133.51	\$140.19	\$147.20	\$154.56	\$162.28	\$170.40
Project Administrator	\$73.13	\$76.79	\$80.63	\$84.66	\$88.89	\$93.33	\$98.00	\$102.90	\$108.05	\$113.45	\$119.12
<b>Surveying</b>											
Reg. Public Land Surveyor	\$211.07	\$221.62	\$232.70	\$244.34	\$256.56	\$269.38	\$282.85	\$297.00	\$311.85	\$327.44	\$343.81
Project Supervisor SIT	\$129.85	\$136.34	\$143.16	\$150.32	\$157.83	\$165.73	\$174.01	\$182.71	\$191.85	\$201.44	\$211.51
Survey Technician	\$101.83	\$106.92	\$112.27	\$117.88	\$123.78	\$129.96	\$136.46	\$143.29	\$150.45	\$157.97	\$165.87
Abstractor	\$80.00	\$84.00	\$88.20	\$92.61	\$97.24	\$102.10	\$107.21	\$112.57	\$118.20	\$124.11	\$130.31
2-man Survey Crew	\$160.00	\$168.00	\$176.40	\$185.22	\$194.48	\$204.21	\$214.42	\$225.14	\$236.39	\$248.21	\$260.62
3-man Survey Crew	\$200.00	\$210.00	\$220.50	\$231.53	\$243.10	\$255.26	\$268.02	\$281.42	\$295.49	\$310.27	\$325.78
GPS Survey Crew	\$225.00	\$236.25	\$248.06	\$260.47	\$273.49	\$287.16	\$301.52	\$316.60	\$332.43	\$349.05	\$366.50

\*\*These are the rates to be determined for each work authorization

**Direct Reimbursables shall be in accordance with Contract costs.**

**AI-39362**

**5.**

**DRAINAGE DISTRICT**

**Meeting Date:** 06/25/2013

Submitted By: Sylvia Sanchez, DRAINAGE  
DISTRICT

Department: DRAINAGE DISTRICT

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Information

CAPTION

Acceptance of Donation Deed without Warranty, Grantor; La Cuesta Sol Development, Ltd. Lots 10,11,12 and 13 out of Engleman Resubdivision, Volume 6,Page 41, Map record, Hidalgo County, Texas.

BACKGROUND

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Form Review

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Budget & Management	Obdett Calzada	06/20/2013 11:39 AM
Final Approval	Monica Badillo	06/21/2013 05:36 PM
Form Started By: Sylvia Sanchez		Started On: 06/20/2013 10:36 AM
	Final Approval Date: 06/21/2013	

AI-39371

6.

**DRAINAGE DISTRICT**

**Meeting Date:** 06/25/2013

Submitted By: Sylvia Sanchez, DRAINAGE  
DISTRICT

Department: DRAINAGE DISTRICT

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Information

CAPTION

A. Approval of the following personnel actions:

ACTION	SLOT No.	POSITION TITLE	BUDGETED SALARY
Delete	55	Safety Coordinator	37,142.11
Create	13	Administrative Clerk	37,142.11

B. Approval of revised salary schedule

BACKGROUND

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Form Review

**Inbox**  
Budget & Management  
Final Approval  
Form Started By: Sylvia Sanchez

**Reviewed By**  
Obdett Calzada  
Monica Badillo  
Final Approval Date: 06/21/2013

**Date**  
06/20/2013 04:45 PM  
06/21/2013 05:36 PM  
Started On: 06/20/2013 01:54 PM