

**HIDALGO COUNTY**  
**Professional Engineering Services**  
**Contract # C-17-311-12-12**  
**Work Authorization Form**

**WORK AUTHORIZATION NO. 1**

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of Article 1 of the Agreement made by and between HIDALGO COUNTY, action herein by and through the Commissioner's Court, hereinafter called the "Owner," and, L&G Consulting Engineers, Inc. d/b/a L&G Engineering, professional engineers of Mercedes, Texas hereinafter called "Engineer".

**PART 1. SCOPE OF WORK**

The purpose of this Work Authorization is for the Engineer to provide Engineering Services required for the preparation of a Phase I Environmental Site Assessment (ESA) relating to a 10 acre tract of land which encompasses Block 19 - Lots 1, 2, 3 and 4 of the Texas Gardens Subdivision located at the intersection of FM 2221 (Mile 7 Road) and Iowa Road in La Joya, Texas, Hidalgo County.

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 cost for services under this Work Authorization is \$8,101.44. This amount is based upon the costs outlined in the Estimated Cost Proposal attached hereto as *EXHIBIT "D-1" - Estimated Man-hour Breakdown*.

**PART 3. PAYMENT**

Compensation and payment to the Engineer for the services established under this Work Authorization shall be made in accordance with Article 6 of the Agreement.

**PART 4. FUNDING**

This Work Authorization No. 1 shall be funded through funding source:

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

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, as identified on *EXHIBIT "C" - Work Schedule*.

**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 Flores as to the content and detail of this Work Authorization No. 1.

HIDALGO COUNTY  
COMMISSIONER PRECINCT NO. 3


BY: 

**PART 8. ACCEPTANCE AND APPROVAL**

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

THE ENGINEER:  
L&G ENGINEERING

THE OWNER:  
HIDALGO COUNTY

  
By: Jacinto Garza, P.E.  
President

-----  
By: Ramon Garcia,  
County Judge

**ATTEST:**

-----  
By: Arturo Guajardo, Jr., County Clerk

**LIST OF EXHIBITS**

- Location Map
- Exhibit A - Services to be provided by Owner
- Exhibit B - Services to be provided by Engineer
- Exhibit C - Work Schedule
- Exhibit D-1 - Estimated Man-hour Breakdown



**HIDALGO  
COUNTY**



Mile 7

FM 2221

FM 2221

Cardinal St

Giles Rd

Iowa Ave

**LEGEND**

- TARGET PROPERTY
- STREETS
- STATE ROADS

0 100 200 300 400 Feet  
1 inch = 417 feet

# 10 ACRE TRACT AT IOWA RD. & FM 2221 (MILE 7 RD.) PROPERTY LOCATION MAP



**EXHIBIT "A"**  
**SERVICES PROVIDED BY THE HIDALGO COUNTY PRECINCT #3**

1. The Hidalgo County Precinct #3 (Pct #3) will issue a Notice to Proceed (NOP) to initiate all required services.
2. Pct #3 will provide L&G Engineering (L&G) with timely review and decisions necessary to permit L&G to maintain an agreed upon project schedule.
3. Pct #3 will obtain Right-of-Entry (ROE), access to the site, and access to structures on the site as necessary and as often as necessary.
4. Pct #3 will provide legal descriptions of the sites, including boundary lines and site plans, as well as identification of the physical boundaries of the site to be examined (prior to conducting the site visit).
5. Pct #3 will provide a list of possible people to contact for interviews (i.e. past or present property owners/occupants/employees or neighboring landowners).
6. Pct #3 will provide copies of all reports and correspondence related to activities that were conducted at the site at any time by the current owner or by any person or entity that would relate to the Services being provided by L&G, including any previous Environmental Site Assessments (ESA).
7. Pct #3 will process all acceptable requests for payment in a timely manner.

**EXHIBIT "B"**  
**SERVICES TO BE PROVIDED BY L&G ENGINEERING**

L&G Engineering (L&G) is pleased to submit the Scope of Services to provide a Phase I Environmental Site Assessment (ESA) relating to a 10 acre tract of land which encompasses Block 19 Lots 1, 2, 3 and 4 of the Texas Gardens Subdivision located at the intersection of FM 2221 (Mile 7 Road) and Iowa Road in La Joya, Hidalgo County, Texas. See Location Map on last page of this proposal. A Phase II ESA is not included in this scope of work and would be supplemented under a separate scope of services, if necessary. The scope of work is outlined below.

**SCOPE OF WORK**

**1.0 Phase I Environmental Site Assessment (ESA)**

L&G's approach for performing the Phase I ESA consists of three tasks: first, a review of the public record and an examination of the history of the property; second, an on-site investigation of the property; and third, preparation of a final report summarizing the findings and recommendations of the assessment. The main focus of this site assessment will be to determine if there are any chemical constituents or hazardous materials on the property. L&G will use the American Society for Testing and Materials (ASTM) Publication E1527-13 as technical guidance for the ESA. L&G will conduct a search of the National Wetlands Inventory database and a field reconnaissance survey for the presence or absence of Section 404 jurisdictional "waters of the U.S." L&G will review the existing files held by the Texas Archeological Research Laboratory (TARL) and the Texas Historical Commission (THC) to determine if any previously recorded sites or archeological sites occur within or near the property. In addition, L&G will conduct a review of the Natural Diversity Database (NDD) checklist for federal and state listed threatened, endangered, and candidate species that potentially occur in the vicinity of the property.

**1.1 Compilation and Review of Public Records**

This task serves to identify evidence in the public record of activities that may have resulted or could result in contamination or deposition of hazardous materials on the site. Activities to be conducted by L&G include:

- Compilation and review of pertinent public records (e.g., Texas Commission on Environmental Quality, U.S. Environmental Protection Agency, Texas Railroad Commission) regarding past, present and pending enforcement actions and/or investigations at the site and on the adjoining sites.
- Collect and study topographic maps, soil maps, descriptions of soil composition, and hydrology
- Review reasonably obtainable standard historical information to attempt to identify those uses or occupancies that are likely to have led to recognized environmental conditions. Typical historical information that will be reviewed, if obtainable are as follows: aerial photographs, Fire Insurance Maps, city directories, county tax records, topographic maps, etc.
- A government records review check will be conducted for federal, state, or municipal list of contaminated sites.
- Interviews will be conducted with anyone who may have knowledge of the property's prior uses, which would include current and previous owners and neighbors, previous employees, local government officials, etc.

## 1.2 Site Reconnaissance

A site reconnaissance will be performed to inspect for evidence of past and/or current presence of hazardous materials on the site and adjoining sites. In addition, L&G will evaluate any factors in the review of the public record that might be indicative of activities that resulted in hazardous materials being used or deposited on the site or that could result in contamination of the site. The site reconnaissance will include:

- Performance of a detailed physical and visual reconnaissance of every section of the site and adjacent property to observe any signs which may indicate the presence of contaminants on the property and contaminant pathways to the property.
- Photographic documentation of all indicative features of the site for inclusion in the final report.

## 2.0 Report Preparation

Upon completion of the above tasks, L&G will provide one (1) original set of a written report documenting the Phase I which will include maps, sources consulted and findings of the historical, transcripts of the interviews, recommendations and findings of the site reconnaissance, etc.; however, will not include the government records search. Two (2) other original sets of the written report will be provided which will include the entire findings including the document records. Unless directed otherwise, only the client will receive the report, and no copies will be distributed without prior approval.

If required, services that would be performed at additional cost that are not included in this Scope are as follows:

- Any sampling, analysis, or any environmental hazard or contaminant (including but not limited to asbestos-containing materials, lead-based paint, or radon).
- Any wetlands delineation.
- Remedial or correction actions.
- Preparation of detailed cost estimates for any Phase II ESA activities.

## 3.0 Contract Management

L&G has conducted a preliminary background search on the project to develop a cost proposal for this project. L&G will coordinate with Pct #3 on a bi-weekly basis to provide updates on the progress of the project. L&G will develop a plan to ensure that the project tasks are performed within the budget and scope of the project. The work plan will include developing a project schedule and coordinating field work to ensure that all work is performed on a timely basis and that Quality Assurance and Quality Control (QA/QC) is performed on each task.

**EXHIBIT "C"**  
**SCHEDULE**

L&G Engineering anticipates completing the Phase I ESA within 30 days of issuance of Notice to Proceed (NTP).

**EXHIBIT D-1**

**ESTIMATED MAN-HOUR BREAKDOWN**

Phase I Environmental Site Assessment  
10 Acre Tract located at Mile 7 and Iowa

	MANHOURS				TOTAL LINE ITEM COST
	Senior Environmental Scientist /Specialist	Environmental Planner /Specialist	CADD Operator / GIS Analyst	TOTAL HOURS	
<b>CONTRACT RATE</b>	162.96	81.48	64.02		
<b>PHASE I - Environmental Site Assessment</b>					
1   Compilation and review of public records	4	8	4	16	\$ 1,559.76
2   Site reconnaissance	4	8	4	16	\$ 1,559.76
3   Report Preparation	4	16	4	24	\$ 2,211.60
4   Contract Management	16	2		18	\$ 2,770.32
<b>SUB-TOTAL</b>	<b>28</b>	<b>34</b>	<b>12</b>	<b>74</b>	<b>\$ 8,101.44</b>

**TOTAL PROJECT FEE: \$ 8,101.44**