



# L&G Engineering

Transportation Consultants

February 1, 2018

Commissioner Joseph Palacios  
 Hidalgo County Precinct 4  
 1051 N. Doolittle Rd  
 Edinburg, TX 78542



**RE: FM 2220 (Ware Road) Project - Work Authorization No. 2**  
**Limits: Mile 3 to Mile 5**  
**PO#736559 - L&G Project#150902**

Dear Commissioner Palacios:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered for the month of January 2018.

- L&G Invoice
- Exhibit C – Work Schedule

**Work Authorization #2**

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		% Complete
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project.</li> <li>• Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• Informational letters have now been mailed to property owners.</li> <li>• The ROW map has been submitted and approved by TXDOT.</li> <li>• Project meetings with TXDOT have been held.</li> <li>• L&amp;G continues to coordinate with Appraiser and Review Appraiser for timely submission of appraisals and appraisal reviews. <b>This task is complete.</b></li> </ul>	L&G	100%
<b>FC 60002 ~ TITLE SERVICES</b>		
<b>This task is complete.</b>	L&G	100%
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<b>No Update:</b> Leonel Garza, Jr. & Associates has been contracted for appraisal services. L&G has now been provided with an appraisal report for parcel 3.	L&G	98.3%

<b>FC 60004 ~ APPRAISAL REVIEW</b>		
No Update: HLH Appraisal Services has been contracted for appraisal review services. We are now in receipt of reviews for the following parcels 3, 7, 11, 13, 21, 37, 38, 39, 40 and 56.	L&G	98.3%
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
L&G continues in obtaining signed deeds with property owners. We are now in receipt of signed deed for parcel 11.	L&G	97.7% ✓
<b>FC 60006 ~ CLOSING SERVICES</b>		
L&G continues with payment to owners and have now acquired recorded deed for parcel 11.	L&G	95% ✓
<b>FC 60007 ~ RELOCATION</b>		
Relocation assistance has now been offered to the following parcels 16, 21 and 32. 90 Day letters have been issued and coordination with displaces for parcel 21 are ongoing. The housing supplement for Parcel 21 has been approved by TXDOT. The 90-Day letter has been delivered to the property owner and the replacement housing payment amount along with three comparables has been made available to them. <b>This task is now complete.</b>	L&G	100%
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
No Update: L&G has now been provided with appraisal report for parcel 3.	LEONEL	98.3%
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
No Update: L&G has now been provided with review reports for the following parcels 3, 7, 11, 13, 21, 37, 38, 39, 40 and 56.	HLH	98.3%
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
<b>This task is now complete.</b>	L&G	100%

Supplemental #1 to Work Authorization #2

<b>FC 16006 ~ TxDOT COORDINATION ON DESIGN TO ELIMINATE ½ OF THE PARCELS TxDOT REQUESTED</b>		<b>% Complete</b>
This task has not yet begun.	L&G	0%
<b>FC 32002 ~ PROJECT MANAGEMENT</b>		
This task has not yet begun.	L&G	0%

<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project.</li> <li>• Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• Coordination with TXDOT and Drainage District are ongoing for the status of the outfall parcels.</li> </ul>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
L&G has now mailed out initial offers for parcels 87, 88 and 89.	<b>L&amp;G</b>	<b>50%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
This task has not yet begun.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
<b>This task is now complete.</b>	<b>LEONEL</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<b>This task is now complete.</b>	<b>HLH</b>	<b>100%</b>

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Fernando Herrera, Jr.  
ROW Administrator

**L & G Consulting Engineers Inc**  
**2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**(956)565-9813 Fax (956)565-9018**

**INVOICE#: 11326708**  
**INVOICE DATE: 1/31/2018**

**BILL TO: 84**  
Hidalgo County Pct. #4  
c/o Commissioner Joseph Palacios  
1051 N. Doolittle Rd.  
Edinburg, TX 78541

**JOB: 150902**  
**FM 2220 (Ware Road) Project**  
**WA#2-Limits: Mile 3 to Mile 5**  
**PO#736559**

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of January 2018.</b>						
60001-ROW Acq. Admin	339,000.00 ✓	339,000.00 ✓		339,000.00	100.0	-
60002-Title Services	36,000.00 ✓	36,000.00 ✓		36,000.00	100.0	-
60003-Appraisal Services	30,000.00 ✓	29,500.00 ✓		29,500.00	98.3	500.00
60004-Appraisal Review	21,000.00 ✓	20,650.00 ✓		20,650.00	98.3	350.00
60005-Parcel Negotia	210,000.00 ✓	204,400.00 ✓	700.00	205,100.00	97.7	4,900.00
60006-Closing Services	12,000.00 ✓	11,200.00 ✓	200.00	11,400.00	95.0	600.00
60007-Relocation	17,000.00 ✓	17,000.00 ✓		17,000.00	100.0	-
60030-Appraisal Srv/SUB	135,000.00 ✓	132,750.00 ✓		132,750.00	98.3	2,250.00
60040-Appraisal Rvw/SUB	27,000.00 ✓	26,550.00 ✓		26,550.00	98.3	450.00
60101-Comp Utly Mgmt	240,000.00 ✓	240,000.00 ✓		240,000.00	100.0	-
Sub Total	1,067,000.00 ✓	1,057,050.00 ✓	900.00	1,057,950.00	99.2	9,050.00
<b>Supplemental #1 to Work Authorization #2</b>						
16006-Plans to TxDOT	12,154.00 ✓			0.00	0.0	12,154.00
32002-Const. Mgmt	5,277.00 ✓			0.00	0.0	5,277.00
60001-ROW Acq. Admin	17,850.00 ✓	12,495.00 ✓	1,785.00	14,280.00	80.0	3,570.00
60002-Title Services	1,800.00 ✓	1,800.00 ✓		1,800.00	100.0	-
60003-Appraisal Services	1,500.00 ✓	1,500.00 ✓		1,500.00	100.0	-
60004-Appraisal Review	450.00 ✓	450.00 ✓		450.00	100.0	-
60005-Parcel Negotia	10,500.00 ✓	5,250.00 ✓		5,250.00	50.0	5,250.00
60006-Closing Services	600.00 ✓			0.00	0.0	600.00
60030-Appraisal Srv/SUB	6,750.00 ✓	6,750.00 ✓		6,750.00	100.0	-
60040-Appraisal Rvw/SUB	1,950.00 ✓	1,950.00 ✓		1,950.00	100.0	-
Sub Total	58,831.00 ✓	30,195.00 ✓	1,785.00	31,980.00	54.4	26,851.00
<b>TOTAL:</b>	<b>1,125,831.00 ✓</b>	<b>1,087,245.00 ✓</b>	<b>2,685.00 ✓</b>	<b>1,089,930.00</b>	<b>96.8</b>	<b>35,901.00</b>

  
PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 1,067,000.00
CHANGE BY CHANGE ORDER	\$ 58,831.00
CONTRACT SUM TO DATE	\$ 1,125,831.00
TOTAL COMPLETED TO DATE	\$ 1,089,930.00
LESS PREVIOUS INVOICES	\$ 1,087,245.00
<b>CURRENT PAYMENT DUE</b>	<b>\$ 2,685.00</b>