



May 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 April 2018.

The following is attached:

- L&G's Invoice
- Exhibit C – Work Schedule

Work Authorization #2 – Right-of-Way Acquisition and Compensable Utility Management

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		% Complete
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&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. • 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. • Informational letters have now been mailed to property owners. • The ROW map has been submitted and approved by TXDOT. • Project meetings with TXDOT have been held. • L&G continues to coordinate with Appraiser and Review Appraiser for timely submission of appraisals and appraisal reviews. This task is complete. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
No Update: 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%

FC 60004 ~ APPRAISAL REVIEW		
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%
FC 60005 ~ PARCEL NEGOTIATION		
No Update: 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%
FC 60006 ~ CLOSING SERVICES		
No Update: L&G continues with payment to owners and have now acquired recorded deed for parcel 11.	L&G	95%
FC 60007 ~ RELOCATION		
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. This task is now complete.	L&G	100%
FC 60030 ~ APPRAISAL SERVICES / SUB		
No Update: L&G has now been provided with appraisal report for parcel 3.	LEONEL	98.3%
FC 60040 ~ APPRAISAL REVIEW / SUB		
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%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
This task is now complete.	L&G	100%

Supplemental #1 to Work Authorization #2 – Right-of-Way Acquisition Services for 4 Outfalls

FC 16006 ~ TxDOT COORDINATION ON DESIGN TO ELIMINATE ½ OF THE PARCELS TxDOT REQUESTED		% Complete
Job completed. Meetings were held with TxDOT and 2 outfalls out of 4 outfalls with the parcels were eliminated.	L&G	100%
FC 32002 ~ PROJECT MANAGEMENT		
L&G continues to maintain close coordination with the precinct on the project.	L&G	96%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		

<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&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. • 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. • Coordination with TXDOT and Drainage District are ongoing for the status of the outfall parcels. • A check request has been submitted to the County for Parcel 89 and currently waiting for payment to property owner. • Closing request has been submitted to Sierra Title. Property owner will be signing closing documents week of 4/30/18. 	L&G	90%
FC 60002 ~ TITLE SERVICES		
This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
This task is now complete.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
This task is now complete.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
No Update: L&G has now mailed out initial offers for parcels 87, 88 and 89.	L&G	50%
FC 60006 ~ CLOSING SERVICES		
This task has not yet begun.	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB		
This task is now complete.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
This task is now complete.	HLH	100%

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

Sincerely,

Luana M. Gonzalez
ROW Administrator

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

INVOICE#: 11326927
 INVOICE DATE: 4/30/2018

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
Engineering services for the month of April 2018.						
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	205,100.00		205,100.00	97.7	4,900.00
60006-Closing Services	12,000.00	11,400.00		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	1,057,950.00	0.00	1,057,950.00	99.2	9,050.00
Supplemental #1 to Work Authorization #2 - Right-of-Way Acquisition Services for 4 Outfall Parcels						
16006-Plans to TxDOT	12,154.00	12,154.00		12,154.00	100.0	-
32002-Const. Mgmt	5,277.00	5,065.92		5,065.92	96.0	211.08
60001-ROW Acq. Admin	17,850.00	14,280.00	1,785.00	16,065.00	90.0	1,785.00
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	49,199.92	1,785.00	50,984.92	86.7	7,846.08
TOTAL:	1,125,831.00	1,107,149.92	1,785.00	1,108,934.92	98.5	16,896.08

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	\$	1,108,934.92
LESS PREVIOUS INVOICES	\$	1,107,149.92
CURRENT PAYMENT DUE	\$	1,785.00


 PROJECT MANAGER'S SIGNATURE

TASK AND DESCRIPTION	ENTITY	2013			2017								2018						
		AUG	SEPT	OCT	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Phase I: Project Development																			
Environmental Work																			
County Hires Eng Consultant for EA Work	County																		
TxDOT's First Public Meeting	TxDOT																		
TxDOT's Second Public Meeting	TxDOT																		
EA Document	L&G																		
Environmental Decision	TxDOT																		
ROW Map																			
ROW Map Development	L&G																		
Phase II: ROW Acq (Est. 60 Parcels)																			
TxDOT Release of ROW																			
ROW Release	TxDOT																		
ROW Acquisition																			
Project Administration	L&G																		
Coordination with County & TxDOT	L&G																		
Title Commitments	L&G																		
Appraisal Reports	L&G																		
Appraisal Review Reports	L&G																		
Appraisal Update Reports	L&G																		
Approved Values by TxDOT	TxDOT																		
Acquisition Negotiation Offers	L&G																		
Title Curative Process	L&G																		
Title Commitment Updates	L&G																		
Payments for Parcels	L&G																		
L&G Condemnation Support Process	L&G																		
Eminent Domain Proceedings by County	County																		
Title Insurance Policies	L&G																		
Consumation of Outstanding Cases	L&G																		
Compensable Utilities Adjustment																			
Adjust Utilities	L&G																		
Phase III: Construction																			
Project Letting																			
TxDOT Advertise for Letting	TxDOT																		
Let Project (Est. Earliest Date: August 2017)	TxDOT																		

■ L&G FUN
■ HIDALGO
■ TXDOT F