



June 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 May 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 documents were signed for the final outfall parcel. 	L&G	95%
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		
L&G is now in receipt of signed deeds for the outfall parcels.	L&G	100%
FC 60006 ~ CLOSING SERVICES		
L&G is receipt of recorded deeds for the following parcels 87, 88 and 89. Property owners have been paid for parcels 88 and 89.	L&G	66.7%
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#: 11326960
INVOICE DATE: 5/31/2018

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
Engineering services for the month of May 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	16,065.00	892.50	16,957.50	95.0	892.50
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	10,500.00	100.0	-
60006-Closing Services	600.00		400.00	400.00	66.7	200.00
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	50,984.92	6,542.50	57,527.42	97.8	1,303.58
TOTAL:	1,125,831.00	1,108,934.92	6,542.50	1,115,477.42	99.1	10,353.58

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	\$	1,115,477.42
LESS PREVIOUS INVOICES	\$	1,108,934.92
CURRENT PAYMENT DUE	\$	6,542.50


PROJECT MANAGER'S SIGNATURE