



P.O. Box 2724
 McAllen, Tx. 78502
 (956) 585-3773

Invoice

Date	Invoice #
9/4/2018	10009

Please send remittance with copy of invoice to:

Attn: Mrs. Aisha Gonzalez
 P.O. Box 2724
 McAllen, Tx. 78502

Bill To:

Hidalgo County Precinct #1
 1902 Joe Stephens
 Weslaco, TX 78577

Project Info:

Contract #C-17-310-03-13 WA#1
 Sunset Park Operations Facility
 Construction Mgmt Services
 B2Z JOB: 1100
 PO # 778432

Billing Period August 2018

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1.0 - Pre-Design Phase Services	\$ 5,432.82	\$ 5,432.82	\$ -	\$ 5,432.82	100%
Task 2.1 - Oversight of A/E Design Team/Plan Review/Value Engineering	\$ 4,510.24	\$ 2,255.12	\$ 225.51	\$ 2,480.63	55%
Task 2.2 - Contractor Qualification/Bid Solicitation and Selection (CMAR Delivery Method)	\$ 5,842.92	\$ 4,382.19	\$ 1,460.73	\$ 5,842.92	100%
Task 3.1 - Construction & Contract Management	\$ 4,997.20	\$ -	\$ -	\$ -	0%
Task 3.2 - Daily Field Reports and Progress Photos	\$ 29,149.25	\$ -	\$ -	\$ -	0%
Task 4.0 - Project Close Out	\$ 2,255.12	\$ -	\$ -	\$ -	0%
Task 5.0 - Meetings & Coordination on Project Development Activities w/Stakeholders	\$ 8,892.34	\$ 4,890.79	\$ 444.61	\$ 5,335.40	60%
Direct Expenses	\$ 4,309.76	\$ 430.98	\$ 215.48	\$ 646.46	15%
Total For This Billing Period					2,346.33

Work Authorization ~ Summary

<u>WA No.</u>	<u>WA Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
1	\$65,389.65	\$17,391.90	30.2%	\$45,651.42


 Aisha Gonzalez - President

September 4, 2018

Hon. David Fuentes
Commissioner, Hidalgo County Pct. #1
1902 Joe Stephens
Weslaco, TX 78577

RE: Contract # C-17-310-03-13 ~ Sunset Park Operations Facility

**Work Authorization #1 ~ Hidalgo County Precinct No. 1 Sunset Park Operations Facility – Construction Management Services
PO #778432**

Dear Commissioner Fuentes:

Attached for your review and approval is our invoice for services rendered under Work Authorization #1 during the month of August 2018 on the subject referenced project.

The following is attached:

- Invoice No. 10009

The following is a narrative of the progress for this period.

TASK		% Complete
1.0 – Pre-Design Phase Services (Generate Project Management Plan)		100%
UPDATED: This task is complete. Please refer to invoice dated June 1, 2018.		
2.0 – Design Phase Services		
2.1 – Oversight of A/E Design Team/Plan Review/Value Engineering		55%
UPDATED: At the design meeting on August 2, 2018, Commissioner Fuentes raised a miscommunication issue in the project scope to all team members. The		

<p>project scope was to include design and construction of not only office space for all operational staff, but also the attached mechanic shop bays. Funding for the additional scope has been requested by Precinct No. 1, and will determine the plan of action to be taken.</p> <p>Commissioner Fuentes requested preliminary budgets for the following items:</p> <ol style="list-style-type: none"> 1. Building Only - including offices and mechanic shop bays. 2. Site/Civil for operations facility site. 3. Collection Area <p>B2Z requested plans and documentation from both Alvarado Architects and Halff Associates to complete the Commissioner’s request. B2Z received all documentation requested from Halff and is still working with Alvarado Architects on the preliminary design of the building. B2Z provided the preliminary budget for the building and will follow up with preliminary pricing on remaining two items.</p> <p>If funding is provided to Precinct No. 1 to proceed with the construction of the full facility, amendments to the consultant’s contracts will need to be generated to cover the additional scope to complete the project. Furthermore, legal will have to make the final decision on whether the CMAR will need to be re-bid because of the increase in scope.</p> <p>After the design meeting, representative from Hidalgo County Precinct No. 1 operations staff, Halff Associates, B2Z Engineering and Alvarado Architects toured the Precinct 2 Operations Facility. After concluding both meetings, flow was determined to be the main guiding principle for the Precinct No. 1 operations department. Design imperatives have been modified to include:</p> <ul style="list-style-type: none"> ▪ (3) private offices for staff and dispatch ▪ Conference room for up to 12 people ▪ Locker area with up to 50 lockers, can be located in the shop area ▪ (2) restrooms and Shower(s) ▪ Breakroom/Kitchenette ▪ Bullpen area (cubicles) ▪ IT Room ▪ Storage ▪ Restrooms ▪ Circulation Space <p>B2Z will continue to monitor all project progression as it relates to the added scope.</p>		
<p>2.2 – Contractor Qualification/Bid Solicitation and Selection</p>		<p>100%</p>

<p>UPDATED: Scoring, evaluation and ranking of the four (4) responsive CMAR submissions is complete. The firms evaluated were:</p> <ol style="list-style-type: none"> 1. NM Contracting LLC 2. Bullard Construction – Non-Responsive 3. Gonzalez de la Garza & Associates 4. International Consulting Engineering (ICE) 5. Enriquez Construction Group LL (ECON) <p>Evaluation and ranking sheets were completed by all (3) evaluators and submitted to Hidalgo County Purchasing Department. The evaluators were:</p> <ol style="list-style-type: none"> 1. Mayor David Suarez – Pct #1 2. Amy Saenz-Smith – Pct #1 3. Carlos Del Angel – B2Z Engineering <p>B2Z completed their official recommendation and formal correspondence was submitted both electronically and via hard copy on to Precinct No. 1 and Hidalgo County Purchasing Department. ECON was B2Z’s formal recommendation and was also ranked number one by all three evaluators.</p> <p>Acceptance of final ranking and authority to negotiate was unanimously approved by Hidalgo County Commissioner’s Court on August 14, 2018. Negotiations of the CMAR contract with ECON will begin immediately.</p>		
3.0 – Construction Phase Services		
3.1 – Construction & Contract Management		0%
UPDATED: Task has not begun.		
3.2 – Daily Field Reports and Progress Photos		0%
UPDATED: Task has not begun.		
4.0 – Project Close Out (Occupancy/Maint. programs/ Warranty/ 6 & 11 Month Walk Thru)		0%

UPDATED: Task has not begun.		
5.0 – Meetings & Coordination on Project Development w/Stakeholders		65%
<p>UPDATED: Conducted and/or attended both inter-office, administrative, or pre-construction meetings with B2Z staff, Hidalgo County Precinct No. 1 Representatives, Hidalgo County Purchasing Department, project consultants, and/or Architect of Record.</p> <p>08/02/2018 – meeting with Pct#1 to discuss project progress and review previous month’s invoice.</p> <p>08/02/2018 – design meeting with Halff Associates, Alvarado Architects and Precinct No. 1 Commissioner and staff. Meeting was held at the Weslaco City Hall offices. Topics discussed at the meeting were:</p> <ol style="list-style-type: none"> 1. Miscommunication in project scope. 2. Design objectives for the entire facility. 3. Building location 4. Building orientation 5. Flow of operations <p>08/02/2018 – existing building review meeting with Halff Associates, Alvarado Architects and Precinct No. 1 staff. Meeting was held at the Precinct 2 operations facility, and was guided by a Precinct 2 operation staff member. Reviewed building design, flow, and different spaces.</p>		

Should you have any questions regarding this submittal, please do not hesitate to call me at (956) 585-3773.

Sincerely,

Carlos Del Angel, PMP
Senior Project Manager
B2Z Engineering, LLC