

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

INVOICE#: 11327839
INVOICE DATE: 9/30/2019

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB: 171102
Mile 6 Project (Mile 9 to Mile 11
WA#2 - PO#779197

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of September 2019.						
Work Authorization #2 - ROW Mapping, ROW Acquisition, Utility Management						
13002-ROW Mapping	10,050.00	10,050.00		10,050.00	100.0	-
13020-ROW Mappint/SUB	35,750.00	35,750.00		35,750.00	100.0	-
15006-Field Surveys	5,218.00	5,218.00		5,218.00	100.0	-
15060-Field Surveys / SUB	6,782.00	6,782.00		6,782.00	100.0	-
60001-ROW Admin. Acquisitions	64,020.00	60,819.00		60,819.00	95.0	3,201.00
60002-Title Services	22,200.00	22,200.00		22,200.00	100.0	-
60003-Appraisal Services	9,250.00	8,500.00		8,500.00	91.9	750.00
60004-Appriaisal Review	7,400.00	7,000.00		7,000.00	94.6	400.00
60006-Closing Services	9,250.00	7,750.00		7,750.00	83.8	1,500.00
60007-Title Services	6,600.00	4,197.60		4,197.60	63.6	2,402.40
60008-Appraisal Services	2,750.00	1,749.00		1,749.00	63.6	1,001.00
60009-Appriaisal Review	2,200.00	1,399.20		1,399.20	63.6	800.80
60011-Parcel Negot	44,000.00	30,800.00		30,800.00	70.0	13,200.00
60012-Closing Services	2,530.00		690.00	690.00	27.3	1,840.00
60030-Appraisal Services/SUB	83,250.00	76,050.00		76,050.00	91.4	7,200.00
60040-Appraisal Review/SUB	16,650.00	15,750.00		15,750.00	94.6	900.00
60080-Appraisal Services/SUB	24,750.00	15,750.00		15,750.00	63.6	9,000.00
60090-Appraisal Review/SUB	4,950.00	3,150.00		3,150.00	63.6	1,800.00
60100-Comp. Utility Management	100,000.00	94,000.00	3,000.00	97,000.00	97.0	3,000.00
Sub Total	457,600.00	406,914.80	3,690.00	410,604.80		46,995.20
Supplemental #1 to Work Authorization #2 - Additional Survey work, Signal Design Work PS&E and Reduce ROW Re-Appraisals/Reviews						
11003-PS&E Development	80,000.00	80,000.00		80,000.00	100.0	-
15006-Field Surveys	5,687.00	5,687.00		5,687.00	100.0	-
15060-Field Surveys/SUB	11,313.00	11,313.00		11,313.00	100.0	-
15070-Sub-Surface Utility Engineering	5,000.00	5,000.00		5,000.00	100.0	-
16205-Signal Design	30,651.51	30,651.51		30,651.51	100.0	-
16250-Signal Design/SUB	3,707.49	3,707.49		3,707.49	100.0	-
60002-Title Services	-10,800.00	-10,800.00		-10,800.00	100.0	-
60003-Appraisal Services	-4,500.00	-4,500.00		-4,500.00	100.0	-
60004-Appraisal Review	-3,600.00	-3,600.00		-3,600.00	100.0	-
60006-Closing Services	-4,500.00	-4,500.00		-4,500.00	100.0	-
60030-Appraisal Services/SUB	-40,500.00	-40,500.00		-40,500.00	100.0	-
60040-Appriaisal Review/SUB	-8,100.00	-8,100.00		-8,100.00	100.0	-
Sub Total	64,359.00	64,359.00	0.00	64,359.00		-

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Mile 6 Project (Mile 9 to Mile 11

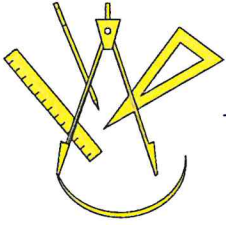
WA#2 - PO#779197

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #2 to Work Authorization #2 - Survey work needed for additional Metes and Bounds descriptions and Parcel Sketches for Parcels 13 and 14 due to error from previous consultant.						
13002-ROW Map	7,000.00	7,000.00		7,000.00	100.0	-
13020-ROW Map/SUB	7,000.00	7,000.00		7,000.00	100.0	-
Sub Total	14,000.00	14,000.00	0.00	14,000.00	100.0	-
TOTAL:	535,959.00	485,273.80	3,690.00	488,963.80	91.2	46,995.20

ORIGINAL CONTRACT SUM	\$	457,600.00
CHANGE BY CHANGE ORDER	\$	78,359.00
CONTRACT SUM TO DATE	\$	535,959.00
TOTAL COMPLETED TO DATE	\$	488,963.80
LESS PREVIOUS INVOICES	\$	485,273.80
CURRENT PAYMENT DUE	\$	3,690.00



 PROJECT MANAGER'S SIGNATURE



L&G Engineering

Transportation Consultants

October 1, 2019

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Amy Saenz-Smith or Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 6 Project – WA#2
Limits: Mile 9 to 0.30 mi. N. of Mile 11
PO#779197 - L&G Project#171102

Dear Commissioner Fuentes:

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 during the month of September 2019.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

Work Authorization#2 – ROW Mapping, ROW Acquisition, Utility Management

		% Complete
FC 13002 ~ ROW MAP		
L&G has received and reviewed the ROW map as well as Field Notes and Parcel Sketches for the parcels along Mile 11. This task is now complete.	L&G	100%
FC 13020 ~ ROW MAP / SUB		
ROWSS has completed the ROW map for the parcels along Mile 11, including Parcel Sketches and Field Notes. They also revised five (5) additional Field notes and/or Plats in order to obtain release of easements from NAWSC. (Parcels 41, 44A, 44B, 44C and 67) This task is now complete.	ROWSS	100%
FC 15006 ~ ADDITIONAL SURVEY WORK FOR RE-STAKING EXISTING PROPERTY ROW		
L&G has reviewed and verified correctness of re-staking existing ROW for the entire project. This task is now complete.	L&G	100%

FC 15060 ~ ADDITIONAL SURVEY WORK FOR RE-STAKING EXISTING PROPERTY ROW / SUB		
ROWSS has recovered and re-staked ROW for the entire project. This task is now complete.	ROWSS	100%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<p>The dollar amount for this function has been reduced in order to allocate the funds appropriately to the proper functions for the 11 parcels that are being obtained</p> <ul style="list-style-type: none"> Project presence has been established at 900 S. Stewart Rd. 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. 	L&G	95%
FC 60002 ~ TITLE SERVICES		
<p>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</p> <p>This task is now complete.</p>	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
<p>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</p> <p>L&G has contracted John Malcom, Jr. with Professional Appraisal Services for appraisal reports on the parcels encumbered with NAWSC easement. L&G has reviewed all appraisals that have been submitted to our office.</p> <p>No change from prior invoice.</p>	L&G	91.9%
FC 60004 ~ APPRAISAL REVIEW		
<p>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</p> <p>L&G has contracted Harvey Heerssen with HLH Appraisal Services for review reports on the parcels encumbered with NAWSC easement. Inspections are complete and L&G has reviewed all reports that have been submitted to our office.</p> <p>No change from prior invoice.</p>	L&G	94.6%
FC 60006 ~ CLOSING SERVICES		
<p>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</p> <p>To date, the following Property Owners have been paid: 11, 12, 43, 44A, 44B, 44C, 45, 65, 66 and 67.</p>	L&G	83.8%

FC 60007 ~ TITLE SERVICES (11 Parcels)		
No change from prior invoice. L&G has requested title commitments from Sierra Title. We are now in receipt of title commitments for the parcels 68, 69, 70, 71, 72, 73 & 74.	L&G	63.6%
FC 60008 ~ APPRAISAL SERVICES (11 Parcels)		
PAS has completed all appraisals for parcels along Mile 11 Intersection. L&G has reviewed these appraisals for accuracy. No change from prior invoice.	L&G	63.6%
FC 60009 ~ APPRAISAL REVIEW (11 Parcels)		
HLH has reviewed all reports for parcels along Mile 11 intersection. L&G has reviewed these reports for accuracy. No change from prior invoice.	L&G	63.6%
FC 60011 ~ PARCEL NEGOTIATIONS (11 Parcels)		
Have been released to acquire parcels and can seek Federal reimbursement when closed. Initial offers have been sent for all parcels. No change from prior invoice.	L&G	70%
FC 60012 ~ CLOSING SERVICES (11 Parcels)		
3 Parcels out of the original 11 along Mile 11 intersection have been closed. (Parcels 69, 72 & 73)	L&G	27.3%
FC 60030 ~ APPRAISAL SERVICES / SUB		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels. Professional Appraisal Services (PAS) has completed inspections and has now provided L&G with all appraisal reports. In addition, parcels 14 and 21 were re-appraised. Parcel 14 had to be reappraised after field notes were updated and the square footage of the taking changed, land sales and to reflect that parcel would be acquired as an easement and not fee simple. Parcel 21 was updated for land sales and to reflect that parcel would be acquired as an easement and not fee simple. No change from prior invoice.	PAS	91.4%
FC 60040 ~ APPRAISAL REVIEW / SUB		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels. HLH Appraisal Services has completed review appraisal reports and has now provided L&G with all review reports for the parcels that contained NAWES Easement. No change from prior invoice.	HLH	94.6%
FC 60080 ~ APPRAISAL SERVICES / SUB (11 Parcels)		
PAS has completed appraisals for the parcels along Mile 11 intersection. No change from prior invoice.	PAS	63.6%

FC 60090 ~ APPRAISAL REVIEW / SUB (11 Parcels)		
HLH has reviewed reports for all parcels along Mile 11 intersection. No change from prior invoice.	HLH	63.6%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has coordinated the development of the Determination of Upper Limits package with NAWSC and TxDOT. TxDOT has approved the use of the standard Lump Sum Utility Agreement with the county for this project. NAWSC received bids for inclusion in the SUA agreement on October 25, 2018 and has finalized the submission to L&G. NAWSC submitted a complete DUL package for approval by TxDOT on July 8, 2019. Due to recent TxDOT comments, NAWSC and Hidalgo County have elected to provide an actual cost DUL in place of what was previously submitted. This actual cost DUL is being reviewed by TxDOT.	L&G	97%

Supplemental #1 to Work Authorization #2 – Additional Survey work, Signal Design Work PS&E and Reduce ROW Re-Appraisals/Reviews

		% Complete
FC 11003 ~ PS&E DEVELOPMENT		
L&G has completed 100% PS&E and has submitted to TxDOT. This task is now complete.	L&G	100%
FC 15006 ~ FIELD SURVEYS		
L&G has received data submitted by ROWSS and has evaluated for accuracy. This task is now complete.	L&G	100%
FC 15060 ~ FIELD SURVEYS /SUB		
ROWSS has established secondary control. Field crews have completed Topography north of Mile 11 and have submitted to Project Manager. This task is now complete.	ROWSS	100%
FC 15070 ~ SUB-SURFACE UTILITY ENGINEERING / SUB		
ROWSS has submitted all S.U.E. for the portion of Mile 6 from Mile 11 north to end of project. This task is now complete.	ROWSS	100%
FC 16205 ~ SIGNAL DESIGN		
ETSI (Sub) has completed with their signal designs under WA#1 and WA#2. L&G Engineering has reviewed and has been in coordination with ETSI for this work. This task is complete.	L&G	100%
FC 16250 ~ SIGNAL DESIGN / SUB		
ETSI (Sub) has completed with their signal designs under WA#1 and WA#2. This task is complete.	ETSI	100%

FC 60002 ~ TITLE SERVICES		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	L&G	100%
FC 60006 ~ CLOSING SERVICES		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	L&G	100%
FC 60030 ~ APPRAISAL REVIEW / SUB		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	PAS	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.	HLH	100%

Supplemental #2 to Work Authorization #2 – Survey work needed for additional Metes and Bounds descriptions and Parcel Sketches for Parcels 13 and 14 due to error from previous consultant.

		% Complete
FC 13002 ~ ROW MAP		
This task is now complete. L&G has received all signed and sealed Parcel sketches and Metes and Bounds for Parcels 13 and 14 and has forwarded for re-appraisals.	L&G	100%
FC 13020 ~ ROW MAP / SUB		
This task is now complete. ROWSS has submitted signed and sealed Parcel sketches and Metes and bounds for Parcels 13 and 14.	ROWSS	100%

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

Sincerely,



Carlos Peralez, P.E.
Project Manager

