

October 1, 2019

Valde Guerra, Executive Officer  
Attn: **Glinda Pacheco, Planning Analyst III**  
County of Hidalgo Texas Executive Office  
2818 S. Bus. Hwy. 281  
Edinburg, Texas 78539

**RE: On-Call Services for “Road and Bridge, C.I.P. and Other Projects in General”  
(C-17-243-09-05)  
Work Authorization No. 7 ~ Preliminary Design and Construction Phase Services –  
County Services Facilities  
PO# 783749**

Dear Mr. Guerra:

Attached for your review and approval is our invoice for services rendered under Work Authorization #7 during the month of September 2019 on the subject referenced project.

The following is attached:

- Invoice No. 40076

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

### **Building 1 – Justice Center**

<b>TASK</b>	<b>% Complete</b>
<b>1.1 – Review of Existing Materials</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated September 1, 2018.	
<b>1.2 – Prepare PMP</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated November 1, 2018	
<b>2.0 – Preliminary Cost Estimate</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated October 1, 2018.	

<b>3.1 - Coordinate plans with all County's Departments (IMS, Facilities, Parks, etc.)</b>	<b>90%</b>
<p><b><u>UPDATED:</u></b> No update this month.</p>	
<b>3.2 - Consultation &amp; Coordination with the County Consultants (Geotech, Survey, CMT, FF&amp;E, etc.)</b>	<b>62%</b>
<p><b><u>UPDATED:</u></b> B2Z continues coordination with the Geotechnical Engineer and the Surveyor to answer questions that were raised at various meetings. Those questions are:</p> <ol style="list-style-type: none"> <li>1) is heavy-duty pavement needed for County vehicles that will be using the parking facilities. Vehicle weights provided and distributed to Geotechnical Engineer.</li> <li>2) how many additional parking spaces will be required by the County for Health Department employees? This question was answered at last design meeting.</li> <li>3) Additional ROW <i>is not needed</i>, and this has been confirmed with SAMES Engineering (Surveyor).</li> <li>4) Generator requirements</li> <li>5) Detention requirements</li> <li>6) Access from frontage road</li> <li>7) Circulation for emergency vehicles</li> </ol> <p>B2Z will follow up with ROFA and M. Garcia on the progress of the re-platting process.</p>	
<b>3.3 - Utility Coordination</b>	<b>30%</b>
<p><b><u>NO UPDATE:</u></b> B2Z continues to work closely with ROFA and M. Garcia on the required utility coordination for the project. Below is a list of utilities that require coordination:</p> <ul style="list-style-type: none"> <li>• <b>City of Edinburg water/sewer</b> - All utilities appear to be on site. M. Garcia will prepare a public improvement plan during the re-platting process. This will identify any upgrades required prior to the project commencing.</li> <li>• <b>AEP</b> - Several utility power poles are located on the North side of the property and are potentially in conflict with the proposed facilities. B2Z will research the available options to the County that can be performed prior to or during construction.</li> <li>• <b>Texas Gas</b> – the County has expressed interest in bringing in a gas line for the back-up generator. B2Z will request a proposal from Texas Gas to present the option to the County.</li> <li>• <b>Storm Sewer</b> – now that the site plan is finalized, M. Garcia can propose storm sewer drainage options, and detention facility options. The building may be shifted to the east if all storm sewer tie-ins occur at the frontage road and detention facilities must be made larger to accommodate water volume.</li> </ul>	

<b>3.4 - Coordinate Design Review at 30%, 60% &amp; 90%</b>	<b>80%</b>
<p><b>UPDATED:</b>  B2Z continues coordinating design review with ROFA Architects and the County. Several design iterations have been made to the design development of the facility. Several potential value-engineering suggestions have been made by the CMAR and these were discussed at the previous design meeting.</p> <p>ECON (CMAR) is preparing a cost analysis that will be reviewed by the County, and decisions will then be made on which Value-Engineering alternatives to accept for incorporation into final design.</p>	
<b>3.5 - Monthly Design Meetings</b>	<b>100%</b>
<p><b>UPDATED:</b></p> <ul style="list-style-type: none"> <li>• 09/19/2019- Meeting with ECON, ROFA, Hidalgo County Executive Office (HCEO). Discussion Items: <ul style="list-style-type: none"> <li>○ Value Engineering Options that needed to be implemented in order to bring the GMP within budget.</li> <li>○ Parking Lot area and spaces needed.</li> <li>○ Re-platting</li> <li>○ Back-up generator</li> <li>○ Detention required</li> <li>○ Bulletproof level requirements</li> <li>○ Sound transmission between spaces</li> </ul> </li> </ul>	
<b>4.1 - Assist in preparation of One Step CMAR Procurement Package/Advertisement Docs</b>	<b>100%</b>
<p><b>UPDATED:</b>  This task is complete. Please reference invoice dated November 1, 2018.</p>	
<b>4.2 - Contractor Outreach/Contractor Pre-Qualification</b>	<b>100%</b>
<p><b>UPDATED:</b>  This task is complete. Please reference invoice dated November 1, 2018.</p>	
<b>4.3 - Conduct Pre-RFQ/P Meeting</b>	<b>100%</b>
<p><b>UPDATED:</b>  This task is complete. Please reference invoice dated January 3, 2019.</p>	
<b>4.4 - Coordinate and prepare responses to Contractor Questions</b>	<b>100%</b>
<p><b>UPDATED:</b>  This task is complete. Please reference invoice dated January 3, 2019.</p>	

<b>4.5 - Assist in the grading, ranking, interview (optional) and selection of CMAR Contractor</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated March 1, 2019.	
<b>4.6 - Assistance, preparation and coordination of formal contract documentation (AIA Documents).</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated May 1, 2019	
<b>5.1 - Coordinate and conduct a Pre-Construction Conference (PCC)</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	
<b>5.2 - Bi-Weekly Construction Meetings</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	
<b>5.3 - Permit Coordination</b>	<b>35%</b>
<b><u>UPDATED:</u></b>  B2Z continues to coordinate the permitting process with M. Garcia Engineering, ECON and the City of Edinburg. B2Z received approval of the re-platting process necessary in order to move forward with the permit review and approval process. A site plan will be developed based on the decisions made at the last monthly design meeting. This will be the site plan presented to the City of Edinburg for preliminary approval.	
<b>5.4 - Daily Project Site Visits with field reports and photographs.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	
<b>5.5 - Project Documentation Review/Document Control (shop drawings, submittals, CMT Reports, Samples, etc.)</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	
<b>5.6 - Change Order Review, Negotiation, and Preparation.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	

<b>5.7 - Review and verify Contractor Applications for Payment</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	
<b>5.8 - Conduct 6 and 11 months walk through and Contractor follow-up.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b> <i>This task has not begun.</i>	

### **Building 2 – County Services Facility**

<b>TASK</b>	<b>% Complete</b>
<b>1.1 – Review of Existing Materials</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated September 1, 2018.	
<b>1.2 – Prepare PMP</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated November 1, 2018.	
<b>2.0 – Preliminary Cost Estimate</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated October 1, 2018.	
<b>3.1 - Coordinate plans with all County's Departments (IMS, Facilities, Parks, etc.)</b>	<b>90%</b>
<b><u>NO UPDATE:</u></b>	
<b>3.2 - Consultation &amp; Coordination with the County Consultants (Geotech, Survey, CMT, FF&amp;E, etc.)</b>	<b>54%</b>
<b><u>NO UPDATE:</u></b>	
<b>3.3 - Utility Coordination</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	

<b>3.4 - Coordinate Design Review at 30%, 60% &amp; 90%</b>	<b>50%</b>
<b><u>NO UPDATE:</u></b>	
<b>3.5 - Monthly Design Meetings</b>	<b>90%</b>
<b><u>NO UPDATE:</u></b>	
<b>4.1 - Assist in preparation of One Step CMAR Procurement Package/Advertisement Docs</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated November 1, 2018.	
<b>4.2 - Contractor Outreach/Contractor Pre-Qualification</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated November 1, 2018.	
<b>4.3 - Conduct Pre-RFQ/P Meeting</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please refence invoice dated January 3, 2019.	
<b>4.4 - Coordinate and prepare responses to Contractor Questions</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please refence invoice dated January 3, 2019.	
<b>4.5 - Assist in the grading, ranking, interview (optional) and selection of CMAR Contractor</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dates March 1, 2019.	
<b>4.6 - Assistance, preparation and coordination of formal contract documentation (AIA Documents).</b>	<b>100%</b>
<b><u>UPDATED:</u></b> This task is complete. Please reference invoice dated May 1, 2019	
<b>5.1 - Coordinate and conduct a Pre-Construction Conference (PCC)</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	

<b>5.2 - Bi-Weekly Construction Meetings</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.3 - Permit Coordination</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.4 - Daily Project Site Visits with field reports and photographs.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.5 - Project Documentation Review/Document Control (shop drawings, submittals, CMT Reports, Samples, etc.)</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.6 - Change Order Review, Negotiation, and Preparation.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.7 - Review and verify Contractor Applications for Payment</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>5.8 - Conduct 6 and 11 months walk through and Contractor follow-up.</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	

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

Sincerely,




---

Carlos Del Angel  
Senior Construction Manager  
B2Z Engineering, LLC



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

## Invoice

Date	Invoice #
10/1/2019	40076

Please send remittance with copy of invoice to:

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

Bill To:

Hidalgo County Precinct #4  
 1051 Doolittle Rd  
 Edinburg, TX 78542

Project Info:

Hidalgo County Precinct #4  
 Contract # C-17-243-09-05  
 Work Authorization #7  
 County Services Facilities  
 County Wide Departments  
 Judicial & Law Enforcement Bldg

B2Z JOB: 4111  
 PO # 783749

**Billing Period**                      **September 2019**

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
<b>Preliminary Design and Construction Phase Services - Building 1 - Justice Center</b>					
<b>1.0 Preliminary Design Values</b>					
Task 1.1 - Review of Existing Materials	\$ 1,665.68	\$ 1,665.68	\$ -	\$ 1,665.68	100.00%
Task 1.2 - Prepare Project Management Plan	\$ 4,792.06	\$ 4,792.06	\$ -	\$ 4,792.06	100.00%
<b>2.0 Preliminary Cost Estimate</b>	\$ 1,793.82	\$ 1,793.82	\$ -	\$ 1,793.82	100.00%
<b>3.0 Meetings, Coordination &amp; Support for Project Development</b>					
Task 3.1 - Coordinate Plans	\$ 3,741.38	\$ 3,367.24	\$ -	\$ 3,367.24	90.00%
Task 3.2 - Consultation & Coordination	\$ 5,765.83	\$ 3,344.18	\$ 230.63	\$ 3,574.81	62.00%
Task 3.3 - Utility Coordination	\$ 2,075.70	\$ 415.14	\$ 207.57	\$ 622.71	30.00%
Task 3.4 - Coord Design Review (30%,60%,90%)	\$ 2,946.98	\$ 2,062.89	\$ 294.69	\$ 2,357.58	80.00%
Task 3.5 - Monthly Design Meetings	\$ 3,946.40	\$ 3,551.76	\$ 394.64	\$ 3,946.40	100.00%

#### 4.0 Construction Bidding

Task 4.1 - Assist w/CMAR Package	\$ 5,125.28	\$ 5,125.28	\$ -	\$ 5,125.28	100.00%
Task 4.2 - Contractor Outreach/Pre-Qual	\$ 2,536.96	\$ 2,536.96	\$ -	\$ 2,536.96	100.00%
Task 4.3 - Conduct Pre-RFQ/P Meeting	\$ 960.98	\$ 960.98	\$ -	\$ 960.98	100.00%
Task 4.4 - Coord & Prepare responses to Quest	\$ 896.91	\$ 896.91	\$ -	\$ 896.91	100.00%
Task 4.5 - Assist in Selection of CMAR Contractor	\$ 4,023.28	\$ 4,023.28	\$ -	\$ 4,023.28	100.00%
Task 4.6 - Assist/Prepare/Coordinate Contract	\$ 4,856.13	\$ 4,856.13	\$ -	\$ 4,856.13	100.00%

#### 5.0 Construction Contract Administration and Oversight

Task 5.1 - Coord & Conduct Pre-Const Conf.	\$ 960.98	\$ -	\$ -	\$ -	0.00%
Task 5.2 - Bi-Weekly Construction Meetings	\$ 9,866.00	\$ -	\$ -	\$ -	0.00%
Task 5.3 - Permit Coordination	\$ 640.65	\$ 160.16	\$ 64.07	\$ 224.23	35.00%
Task 5.4 - Daily Project Site Visits	\$ 59,067.70	\$ -	\$ -	\$ -	0.00%
Task 5.5 - Project Documentation Review/Control	\$ 26,266.60	\$ -	\$ -	\$ -	0.00%
Task 5.6 - Change Order Review, Negotiation, Preparation	\$ 7,111.20	\$ -	\$ -	\$ -	0.00%
Task 5.7 - Review & Verify Contractor Applications for Payment	\$ 4,074.52	\$ -	\$ -	\$ -	0.00%
Task 5.8 - Conduct 6 & 11 month walk through and Contractor follow-up	\$ 1,576.00	\$ -	\$ -	\$ -	0.00%
<b>Direct Expenses</b>	\$ 2,808.96	\$ -	\$ -	\$ -	0.00%

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
-------------	----------	-----------------------	-------------------	-----------------	------------

#### Preliminary Design and Construction Phase Services - Building 2 - County Services Facility

##### 1.0 Preliminary Design Values

Task 1.1 - Review of Existing Materials	\$ 1,665.68	\$ 1,665.68	\$ -	\$ 1,665.68	100.00%
Task 1.2 - Prepare Project Management Plan	\$ 4,792.06	\$ 4,792.06	\$ -	\$ 4,792.06	100.00%

<b>2.0 Preliminary Cost Estimate</b>	\$ 1,793.82	\$ 1,793.82	\$ -	\$ 1,793.82	100.00%
--------------------------------------	-------------	-------------	------	-------------	---------

##### 3.0 Meetings, Coordination & Support for Project Development

Task 3.1 - Coordinate Plans	\$ 3,741.38	\$ 3,367.24	\$ -	\$ 3,367.24	90.00%
Task 3.2 - Consultation & Coordination	\$ 5,765.83	\$ 3,113.55	\$ -	\$ 3,113.55	54.00%
Task 3.3 - Utility Coordination	\$ 2,075.70	\$ -	\$ -	\$ -	0.00%
Task 3.4 - Coord Design Review (30%,60%,90%)	\$ 2,946.98	\$ 1,473.49	\$ -	\$ 1,473.49	50.00%
Task 3.5 - Monthly Design Meetings	\$ 3,946.40	\$ 3,551.76	\$ -	\$ 3,551.76	90.00%

**4.0 Construction Bidding**

Task 4.1 - Assist w/CMAR Package	\$ 5,125.28	\$ 5,125.28	\$ -	\$ 5,125.28	100.00%
Task 4.2 - Contractor Outreach/Pre-Qual	\$ 2,536.96	\$ 2,536.96	\$ -	\$ 2,536.96	100.00%
Task 4.3 - Conduct Pre-RFQ/P Meeting	\$ 960.98	\$ 960.98	\$ -	\$ 960.98	100.00%
Task 4.4 - Coord & Prepare responses to Quest	\$ 896.91	\$ 896.91	\$ -	\$ 896.91	100.00%
Task 4.5 - Assist in Selection of CMAR Contractor	\$ 4,023.28	\$ 4,023.28	\$ -	\$ 4,023.28	100.00%
Task 4.6 - Assist/Prepare/Coordinate Contract	\$ 4,856.13	\$ 4,856.13	\$ -	\$ 4,856.13	100.00%


**5.0 Construction Contract Administration and Oversight**

Task 5.1 - Coord & Conduct Pre-Const Conf.	\$ 960.98	\$ -	\$ -	\$ -	0.00%
Task 5.2 - Bi-Weekly Construction Meetings	\$ 9,866.00	\$ -	\$ -	\$ -	0.00%
Task 5.3 - Permit Coordination	\$ 640.65	\$ -	\$ -	\$ -	0.00%
Task 5.4 - Daily Project Site Visits	\$ 59,067.70	\$ -	\$ -	\$ -	0.00%
Task 5.5 - Project Documentation Review/Control	\$ 26,266.60	\$ -	\$ -	\$ -	0.00%
Task 5.6 - Change Order Review, Negotiation, Preparation	\$ 7,111.20	\$ -	\$ -	\$ -	0.00%
Task 5.7 - Review & Verify Contractor Applications for Payment	\$ 4,074.52	\$ -	\$ -	\$ -	0.00%
Task 5.8 - Conduct 6 & 11 month walk through and Contractor follow-up	\$ 1,576.00	\$ -	\$ -	\$ -	0.00%
<b>Direct Expenses</b>	\$ 2,808.96	\$ -	\$ -	\$ -	0.00%

**Total For This Billing Period      \$1,191.60**

**Work Authorization ~ Summary**

<u>WA No.</u>	<u>WA Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
7	\$315,000.00	\$77,709.61	25.05%	\$236,098.79

  
 \_\_\_\_\_  
 Aisha Gonzalez - President