

May 3, 2021

Mr. 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: Professional Construction Management Services Contract  
 (C-20-204-06-09)  
 Work Authorization No. 2 ~ Pre-Design Phase Services – Bio/Safety Laboratory  
 Project  
 PO# 828387**

Dear Mr. Guerra:

Attached for your review and approval is our invoice for services rendered under Work Authorization #2 during the month of April 2021 on the subject referenced project.

The following is attached:

- Invoice No. 40115

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

Design Phase	% Complete
<b>Tasks 1 - Oversight of Architect &amp; Design - Meetings &amp; Coordination with Core Design Team. (Architect, MEP Engineer, Structural Engineer, Civil Engineer, etc.)</b>	40%
<p><b><u>UPDATED:</u></b></p> <ul style="list-style-type: none"> <li>▪ B2Z continues to coordinate pending administrative items required for the project, including the processing of invoices with various Hidalgo County departments. Consultant invoices for both B2Z have been processed, need to verify if ERO invoices have been processed.</li> <li>▪ B2Z has conducted both internal and external weekly design meetings. Since the project has progressed to the schematic design phase, internal consultant meetings led by ERO are held on Wednesday's, and end-user design meetings are still held on Friday mornings. ERO presented a "draft" schematic design for review on 4/24/2021. Comments were made by reviewers using BIM360 and provided to ERO by the deadline of 4/28/2021. ERO is in the process of incorporating all "issues" into a final schematic design document. Once complete, the schematic design document will be presented to the governing committee.</li> </ul>	

<ul style="list-style-type: none"> <li>▪ B2Z continued coordination with Sames Engineering, the civil engineer of record. Major items discussed this month were: <ul style="list-style-type: none"> <li>○ Additional scope items <ul style="list-style-type: none"> <li>▪ South parking area</li> <li>▪ Canopy structure for existing Health Department parking</li> </ul> </li> </ul> </li> </ul>	
<p><b>Tasks 2 - Oversight of Architect &amp; Design - Meetings &amp; Coordination with Other Project Consultants (Geotech, Survey, FF&amp;E, Equipment Vendors, etc.)</b></p>	<p><b>30%</b></p>
<p><b><u>UPDATED:</u></b></p> <ul style="list-style-type: none"> <li>▪ We have commenced coordination with the geotechnical department to schedule the borings and geotechnical work required for the project. To date, this work has not been scheduled, but once schematic design is complete, a boring location map will be shared to determine the locations of the borings required.</li> <li>▪ B2Z has coordinated equipment requirements with the Hidalgo County Health Department, ERO, and Superior Labs. A preliminary equipment list has been developed and will be refined as we move through the schematic design phase. The equipment procurement schedule was developed by ERO, this schedule will aid in identifying long-lead items and ensure avoidance of delays.</li> </ul>	
<p><b>Tasks 3 - Design &amp; Bidding Schedule Adherence - Monthly Updates to Multi-Discipline Baseline Project Schedule</b></p>	<p><b>25%</b></p>
<p><b><u>UPDATED:</u></b></p> <p>B2Z updated the project schedule, no significant changes this month. The project is on schedule and major milestone include:</p> <ul style="list-style-type: none"> <li>▪ September 2021 – Design Completion</li> <li>▪ September 2021 – Bids Due</li> <li>▪ November 2021 – Construction Start</li> <li>▪ September 2022 – Substantial Completion</li> <li>▪ October 2022 – Turnover and occupancy</li> </ul>	

<b>Tasks 4 - Budget Adherence - Monthly Updates to the Total Project Baseline Budget</b>	<b>25%</b>																								
<p><b>UPDATED:</b></p> <p>B2Z updated the project budget, no significant changes this month. B2Z developed two total project costs (TPC) based on the two options requested by Hidalgo County. Option B was selected. Please reference table below.</p> <table border="1" data-bbox="185 491 1232 926"> <thead> <tr> <th></th> <th>Option A</th> <th>Option B</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>Total Building SF</td> <td>7,382</td> <td>10,004</td> <td>2,622</td> </tr> <tr> <td>Administration &amp; Laboratory Support</td> <td>1 Nursing Station 1 Head Nurse 3 Lab Support Cubicles</td> <td>1 Nursing Station 1 Head Nurse 12 Lab Staff Offices 16 Lab Support Cubicles</td> <td>12 Lab Staff Offices 13 Lab Support Cubicles</td> </tr> <tr> <td>Probable Cost of Construction</td> <td>\$3,292,197</td> <td>\$3,952,941</td> <td>\$660,744</td> </tr> <tr> <td>Total Project Cost</td> <td>\$6,000,012</td> <td>\$6,802,071</td> <td>\$802,059</td> </tr> <tr> <td>Move In Date</td> <td>October 2022</td> <td>November 2022</td> <td>1 Month</td> </tr> </tbody> </table>		Option A	Option B	Difference	Total Building SF	7,382	10,004	2,622	Administration & Laboratory Support	1 Nursing Station 1 Head Nurse 3 Lab Support Cubicles	1 Nursing Station 1 Head Nurse 12 Lab Staff Offices 16 Lab Support Cubicles	12 Lab Staff Offices 13 Lab Support Cubicles	Probable Cost of Construction	\$3,292,197	\$3,952,941	\$660,744	Total Project Cost	\$6,000,012	\$6,802,071	\$802,059	Move In Date	October 2022	November 2022	1 Month	
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<b>Tasks 5 - Quality Reviews &amp; Key Stakeholder Approvals and Acceptance (Schematic, Design Development, &amp; Construction Documents)</b>	<b>20%</b>																								
<p><b>UPDATED:</b></p> <ul style="list-style-type: none"> <li>ERO presented a “draft” schematic design for review on 4/24/2021. Comments were made by reviewers using BIM360 and provided to ERO by the deadline of 4/28/2021. ERO is in the process of incorporating all “issues” into a final schematic design document. Once complete, the schematic design document will be presented to the governing committee.</li> <li>An issue log, which captures all issues submitted by the steering committee and B2Z is available upon request.</li> </ul>																									
<b>Tasks 6 - Development of Monthly Status Reports &amp; Presentation to HCCC, Steering &amp; Governing Committees</b>	<b>30%</b>																								
<p><b>UPDATED:</b></p> <ul style="list-style-type: none"> <li>B2Z, in conjunction with ERO presented all deliverables for the programming/pre-design phase of the project to Commissioner Cantu &amp; Torres, their respective chiefs of staff, Urban County and the Hidalgo County Health Department. These presentations took place the week of March 8<sup>th</sup> – March 12<sup>th</sup>, 2021. During the</li> </ul>																									

presentations, there was discussion about analyzing an “Option B”. The option was analyzed, summarized (see table above), and presented to Commissioner’s Court on March 16, 2021. Action was taken to proceed to the schematic design phase of the project based on Option B.	
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<b>Bidding Phase</b>	<b>% Complete</b>
<b>Tasks 7- Assist the Owner with Review of Final Bid Packages.</b>	<b>0%</b>
<b><u>UPDATED:</u></b> <i>This task has not begun.</i>	
<b>Tasks 8- Attend Pre-Bid Conference</b>	<b>0%</b>
<b><u>UPDATED:</u></b> <i>This task has not begun.</i>	
<b>Tasks 9 - Review Bid Submissions &amp; Coordinate with Project Architect to Make a Joint Recommendation on Contract Award.</b>	<b>0%</b>
<b><u>UPDATED:</u></b> <i>This task has not begun.</i>	
<b>Tasks 10 - Submit Plans to City of Edinburg to Initiate Permit Review Process</b>	<b>0%</b>
<b><u>UPDATED:</u></b> <i>This task has not begun.</i>	
<b>Tasks 11 - Coordinate Notice of Award &amp; Required Contract Documentation w/ the selected Contractor</b>	<b>0%</b>
<b><u>UPDATED:</u></b> <i>This task has not begun.</i>	

<b>Tasks 12 - Misc. Meetings &amp; Coordination (Design/Bidding Duration ~ 8 months)</b>	<b>40%</b>
<b><u>UPDATED:</u></b> <ul style="list-style-type: none"><li>▪ B2Z continues to meet and brief (telephonic and email) Hidalgo County Commissioners Eddie Cantu and Ellie Torres, their respective chiefs of staff (collectively Governing Committee), and Urban County to keep them informed of the progress of the project.</li></ul>	

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

Sincerely,



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Jesse Ozuna  
Project Manager  
B2Z Engineering, LLC



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

Invoice

Date	Invoice #
5/3/2021	40115

Please send remittance with copy of invoice to:

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

Bill To:  
 County of Hidalgo Texas Executive Office  
 2818 S. Bus. Hwy. 281  
 Edinburg, TX 78539

Project Info:  
 Bio/Safety Laboratory Project  
 Contract # C-20-204-06-09  
 Work Authorization #2

B2Z JOB: 4118  
 PO # 828387

**Billing Period April 2021**

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
<b>Design Phase</b>					
<b>Task 1</b> - Oversight of Architect & Design - Meetings & Coordination with Core Design Team. (Architect, MEP Engineer, Structural Engineer, Civil Engineer, etc.)	\$ 34,568.80	\$ 10,370.64	\$ 3,456.88	\$ 13,827.52	40%
<b>Task 2</b> - Oversight of Architect & Design - Meetings & Coordination with Other Project Consultants (Geotech, Survey, FF&E, Equipment Vendors, etc.)	\$ 12,099.08	\$ 2,419.82	\$ 1,209.90	\$ 3,629.72	30%
<b>Task 3</b> - Design & Bidding Schedule Adherence - Monthly Updates to Multi-Discipline Baseline Project Schedule	\$ 7,328.60	\$ 1,099.29	\$ 732.86	\$ 1,832.15	25%
<b>Task 4</b> - Budget Adherence - Monthly Updates to the Total Project Baseline Budget	\$ 9,195.40	\$ 1,379.31	\$ 919.54	\$ 2,298.85	25%
<b>Task 5</b> - Quality Reviews & Key Stakeholder Approvals and Acceptance (Schematic, Design Development, & Construction Documents)	\$ 13,896.60	\$ -	\$ 2,779.32	\$ 2,779.32	20%
<b>Task 6</b> - Development of Monthly Status Reports & Presentation to HCCC, Steering & Governing Committees	\$ 24,060.00	\$ 7,218.00	\$ -	\$ 7,218.00	30%
<b>Bidding Phase</b>					
<b>Task 7</b> - Assist the Owner with Review of Final Bid Packages.	\$ 3,007.50	\$ -	\$ -	\$ -	0%
<b>Task 8</b> - Attend Pre-Bid Conference	\$ 1,728.44	\$ -	\$ -	\$ -	0%
<b>Task 9</b> - Review Bid Submissions & Coordinate with Project Architect to Make a Joint Recommendation on Contract Award.	\$ 2,454.38	\$ -	\$ -	\$ -	0%
<b>Task 10</b> - Submit Plans to City of Edinburg to Initiate Permit Review Process	\$ 2,419.80	\$ -	\$ -	\$ -	0%
<b>Task 11</b> - Coordinate Notice of Award & Required Contract Documentation w/ the selected Contractor	\$ 2,558.12	\$ -	\$ -	\$ -	0%
<b>Task 12</b> - Misc. Meetings & Coordination (Design/Bidding Duration ~ 8 months)	\$ 21,847.52	\$ 6,554.26	\$ 2,184.75	\$ 8,739.01	40%
<b>Total For This Billing Period</b>				<b>\$11,283.25</b>	

**Work Authorization ~ Summary**

<u>WA No.</u>	<u>WA Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
2	\$135,164.24	\$29,041.32	29.8%	\$94,839.67

Aisha Gonzalez - President