



## EXHIBIT D-2 FEE PROPOSAL

**Hidalgo County  
Bio-Safety Laboratory  
Construction Management & Inspection Services  
(C-20-204-06-09)  
Supplemental #2 to Work Authorization #3**

<i>Hidalgo County Construction Management &amp; Inspection</i>			MANHOURS				Total Line Item Cost
			Project Manager	Senior Construction Inspector	Admin/ Clerical	Total Hours / SUB Amount	
<b>TASKS</b>							
<b>Construction Contract Administration, Management and Inspection</b>							
1	Coordination with Subconsultant (Construction Phase & Post Construction Phase Daily Coordination)		30	26	40	96	\$13,444.68
1a	SUB: See Construction Management Proposal by Brownstone Consultants on Page 2 of 4 ~ 4 of 4		(See Exhibit D page 2 of 3)			\$114,000.00	
2	Monthly Coordination w/ SUB on Invoicing and Progress Reports		4	6	11	21	\$2,520.87
<b>Subtotal Labor Hours</b>			<b>34</b>	<b>32</b>	<b>51</b>	<b>117</b>	
<b>Labor Hours</b>			<b>34</b>	<b>32</b>	<b>51</b>	<b>117</b>	
Hourly Base Rates			\$ 68.00	\$ 36.00	\$ 20.00		
Contract Rate FY2021			\$ 242.12	\$ 128.18	\$ 71.21		
<b>Total Costs</b>			<b>\$ 8,232.08</b>	<b>\$ 4,101.76</b>	<b>\$ 3,631.71</b>	<b>\$114,000.00</b>	<b>\$15,965.55</b>

**Subconsultants:**

Brownstone Consultants

\$114,000.00

*Total Subconsultants*    **\$114,000.00**

**B2Z Engineering Total Cost**

**\$129,965.55**

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Brownstone Consultants LLC is pleased to submit its proposal to provide Construction Management Services for the above referenced project located in Edinburg, Texas. This proposal is based on the following project assumptions.

## **| ASSUMPTIONS**

1. ERO Architects has completed Construction Documents to 100%.
2. Enriquez Construction Group LLC (ECON) has been selected as the Contractor.
3. Project will include all four alternates.
4. Estimated construction duration is 12 months. Estimated closeout and turnover is 2 months. Project duration is approximately 14 months.
5. Construction is approximately \$5.7 Million Dollars (\$5,700,000.00).
6. Construction will start in April of 2022.

Brownstone Consultants LLC proposes to provide the following scope of services as described below:

## **| BASIC SERVICES**

### **I. Construction Phase**

1. Coordinate and conduct a Pre-Construction Conference.
2. Conduct/Attend bi-weekly construction meetings.
3. Assist with permit Coordination.
4. Periodic site visits with project inspector.
5. Set up of project documentation file structure and QC/QA of project documentation.
6. Review Contract Change Directives (CCD's) and Proposed Change Orders (PCO's). Prepare and process Change Orders for Owner (CO's) as needed.
7. QC/QA and execution of applications for payment.
8. Act as liaison and central point of communication between owner, contractor, architect, and other stakeholders.

### **II. Post - Construction Phase**

1. Participate in the creation of the final punch list with the Owner & Architect of Record during the architect's evaluation of substantial completion and participate in the architect's final inspection and acceptance of the work.
2. Review close-out requirements and documentation submitted by the Contractor.
3. Prepare and issue final reconciliation change order and provide recommendation for final payment.
4. Assist in the development of warranty policies and procedures.

### **II. Communication, Budget & Schedule Management (These services will be provided throughout the duration of the project.)**

#### **Communication Management**

1. Implement and maintain communication tools.
2. Document and record meeting minutes for all construction meetings and post-construction meetings. The minutes will be the official project meeting record.
3. Create meeting agendas / report that will provide the Owner with the following:
  - a. Executive Summary
  - b. Discussion of major activities on the project
  - c. Outstanding issues
  - d. Budget changes (detailed description of change orders)
  - e. Schedule and related issues
  
- f. Look-ahead schedule

**Budget & Schedule Management**

1. Major budget and schedule reviews and updates at the critical project milestones.
2. Recommendations for adjustments in the budget and schedule as needed. If projections indicate the project to be over budget or behind schedule at any point, we will make recommendations to recover the schedule or budget to within acceptable parameters.

**| BASE FEE TOTAL**

Stipulated Sum Fee of 2% of construction cost (\$5.7M) or **One Hundred and Fourteen Thousand Dollars and 00/100 (\$114,000).**

**| ADDITIONAL SERVICES**

Any services not stated in this proposal will constitute an additional service and will be billed at our hourly fee schedule or by separate proposal.

**| EXCLUSIONS**

This proposal excludes the following services:

- Architectural or Engineering Design Services
- Site Surveys and Platting
- Construction Materials Testing
- Environmental and Geotechnical Testing
- Commissioning

Should you have any questions regarding this submittal, do not hesitate to call me at (956) 307-3057.

Sincerely,



Carlos Del Angel, PMP, CCM  
Senior Project Manager