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**Documen**

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***Amendment to the Professional Services Agreement***

**PROJECT:** *(name and address)*  
El Paraiso Building  
1901 N. Los Ebanos Rd.  
Alton, TX 78573

**AGREEMENT INFORMATION:**  
Date: December 28, 2021

**AMENDMENT INFORMATION:**  
Amendment Number: 001  
Date: April 28, 2022

**OWNER:** *(name and address)*  
County of Hidalgo  
100 East Cano, 2<sup>nd</sup> Floor  
Edinburg, Texas 78539

**ARCHITECT:** *(name and address)*  
ERO Architects  
P.O. Box 720428  
McAllen, Texas 78504

The Owner and Architect amend the Agreement as follows:

Under the AIA B101-2017 Agreement between Owner and Architect executed on December 28, 2021, specifically, Article 1.1.11.1.2 Mechanical Engineer, Article 1.1.3 Owner's budget for the Cost of Work, Article 1.1.4.1 Owner's anticipated design milestones dates, and 11.1.1 Architect's Compensation Stipulated Sum, for the approved Preliminary Desing Phase per Exhibit No. 1.

1.1.11.1.2 Mechanical Engineer under basic services shall be EDCON, PLLC. 1.1.3 The Owner's Budget for the Cost of the Work shall be Four Million Seven-hundred Eighty-two Thousand Seven-hundred and Twelve Dollars (4,782,712), and corresponding adjustments related to Basic Services identified in paragraph 11.1.1 Stipulated Sum.

1.1.4.1 The Owner's anticipated design milestones dates shall be per Exhibit No.1.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:  
For Architect's Stipulated Sum identified in G802-001, Exhibit No. 1 the compensation shall be \$334,790.

Schedule Adjustment:  
Reference Exhibit No. 1.

**SIGNATURES:**

ERO Architects  
\_\_\_\_\_  
**ARCHITECT** *(Firm name)*

\_\_\_\_\_  
**OWNER** *(Firm name)*

  
\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**SIGNATURE**

Brian Godinez, Principal  
\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

April 28, 2022  
\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**

**EXECUTED** as of the day and year first written above.

**APPROVED BY COMMISSIONERS' COURT ON May 3, 2022.**

**Agenda Item No. 85642**

**Executive Office:** \_\_\_\_\_

**VENDOR:**

ERO Architects

**COUNTY:**

COUNTY OF HIDALGO

\_\_\_\_\_  
Brian Godinez, Principal

\_\_\_\_\_  
Hon. Richard F. Cortez, County Judge

**ATTEST:**

\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

**ATTACHMENTS:**

Exhibit No. 1 to Amendment #1 of C-21-0723-12-28

Exhibit No. 1A to Amendment #1 of C-21-0723-12-28

Exhibit No. 1B to Amendment #1 of C-21-0723-12-28

Exhibit No. 2 to Amendment #1 of C-21-0723-12-28

## Exhibit No. 1 to Amendment #1 of C-21-0723-12-28

April 28, 2022

Jaime "JD" Cortez  
Contract Specialist III  
Hidalgo County Purchasing Department  
2802 S. Business Highway 281  
Edinburg, Texas 78539



Re: Amendment to ERO and Hidalgo County Agreement (C-21-0723-12-28) for the El Paraiso Project

Dear Mr. Cortez:

ERO Architects is requesting amendments to the AIA B101-2017 Agreement between Owner and Architect, executed on December 28, 2021, specifically the Mechanical Engineer retained under Basic Services, Owner's budget for the Cost of the Work, Anticipated design schedule and Architect's fee compensation. Reference attached El Paraiso Project Preliminary Design Hidalgo County Precinct 3 Project Schedule (as approved by the Hidalgo County Commissioners' Court on April 5, 2022).

This request requires the amendments of our executed Agreement for Article 1.1.3, 1.1.4.1 and 11.1.1 as follows:

**A. Article 1.1.11.1.2 Mechanical Engineer:**

- a. Change VME Engineering to EDCON, PLLC.

VME Engineering  
1101 W. Ferguson St.  
Pharr, TX 78577

EDCON, PLLC  
1101 W. Ferguson, Ste. G  
Pharr, TX 78577

**B. Article 1.1.3 The Owner's budget for the Cost of the Work:**

- a. \$4,782,712
  - i. Health Care and Indigent Care: \$ 2,826,365
  - ii. Community Resource Center: \$1,956,347

**C. Article 1.1.4.1 Design phase milestones dates, if any:**

- a. Reference El Paraiso Project Preliminary Design Hidalgo County Precinct 3 Presentation page 7. Project Schedule

**D. Article 11.1.1 Stipulated Sum:**

- a. \$334,790
  - i. Health Care: \$197,846; Reference Table D-1
  - ii. Community Resource Center: \$136,944; Reference Table D-2

If acceptable, please amend our agreement and inform us of what next steps are required. Feel free to contact us should you have any questions or comments regarding this request. Thank you!

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "BG", with a stylized flourish extending from the end.

Brian Godinez, Principal  
ERO Architects

## Exhibit No. 1A to Amendment #1 of C-21-0723-12-28

**Table D-1**

<b>C-21-0723-12-28</b>		
<b>Table D-1</b>		
<b>Health Clinic Fee Schedule</b>		
<b>ARPA Project No.:</b>	ARPA-21-340-019	
<b>ARPA Expenditure Category</b>	1.7 Capital Investments or Physical plant changes to Public Facilities that respond to the COVID-19 public health emergency.	
<b>PO No.:</b>		
<b>Item</b>	<b>Details of Item 1</b>	<b>Cost of Item 1</b>
Architect's Compensation under Basic Services	Article 11 Architect's Compensation based on (7)% of the Owner's budget for the Cost of the Work: \$ 2,826,365	\$ 197,846

**Exhibit No. 1B to Amendment #1 of C-21-0723-12-28**

**Table D-2**

<b>C-21-0723-12-28</b>		
<b>Table D-2</b>		
<b>Community Resource Center Fee Schedule</b>		
<b>ARPA Project No.:</b>	ARPA-22-123-075	
<b>ARPA Expenditure Category</b>	3.5 Education Assistance: Other* ^	
<b>PO No.:</b>		
<b>Item</b>	<b>Details of Item 1</b>	<b>Cost of Item 1</b>
Architect's Compensation under Basic Services	Article 11 Architect's Compensation based on (7)% of the Owner's budget for the Cost of the Work: \$ 1,956,347	\$ 136,944



EL PARAISO PROJECT  
PRELIMINARY DESIGN  
HIDALGO COUNTY | PRECINCT 3

APRIL 5, 2022



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- Existing Project Site
- Building Program Square Footages
- Proposed Site Plan
- Probable Cost of Construction
- Project Schedule



# EXISTING PROJECT SITE



EXISTING PROJECT SITE   100 ft.

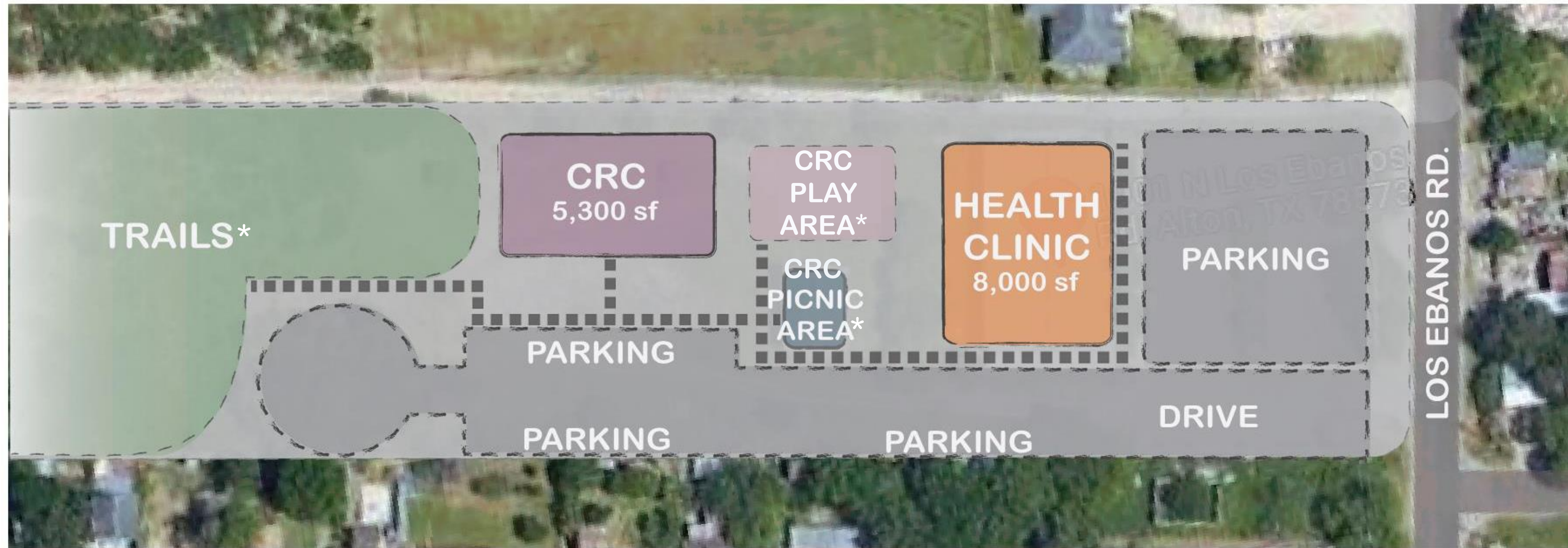


# BUILDING PROGRAM SQUARE FOOTAGES

DEPARTMENT	PROGRAMMED SQUARE FEET	PHASE
HEALTH CLINIC & INDIGENT CARE	8,000 SF	PRELIMINARY DESIGN
COMMUNITY RESOURCE CENTER (CRC)	5,300 SF	PRELIMINARY DESIGN
TOTAL	13,300 SF	



# PROPOSED SITE PLAN



## PROPOSED SITE



100 ft.

■■■ WALKING PATH

\* = EXCLUDED FROM HEALTH CLINIC AND CRC COST OF WORK



# PROBABLE COST OF CONSTRUCTION

DEPARTMENT	PROGRAMMED SQUARE FEET	PCC
HEALTH CLINIC & INDIGENT CARE	8,000 SF	\$ 2,550,760
- HEALTH CLINIC SITE		\$ 275,605
COMMUNITY RESOURCE CENTER (CRC)	5,300 SF	\$ 1,680,741
- CRC SITE		\$ 275,606
	<b>TOTAL</b>	<b>\$ 4,782,712</b>



# PROJECT SCHEDULE



PHASE	TIME	TENTATIVE DATES	NOTES
DESIGN	9 MONTHS	MAY 2022 - JAN. 2023	BEGINS AFTER NOTICE TO PROCEED. INCLUDES TIME FOR OWNER'S REVIEW OF DELIVERABLES (8 WEEKS).
BIDDING & NEGOTIATION	3 MONTHS	FEB. 2023 - APRIL 2023	CONTINGENT ON OWNER'S APPROVAL PROCESS.
CONSTRUCTION	12 MONTHS	MAY 2023 – MAY 2024	CONTINGENT ON GENERAL CONTRACTOR'S SCHEDULE.
TOTAL	24 MONTHS	MAY 2022 – MAY 2024	CONTINGENT ON OWNER'S APPROVAL PROCESS & GENERAL CONTRACTOR'S SCHEDULE.