

August 31, 2022

Mr. Hector Garcia
Hidalgo County
2802 S. Bus. Hwy. 281
Edinburg, TX 78539

via email

Re: Fee Proposal for HCCH Phase 1 Extended PMCM Services

Dear Mr. Garcia,

Below is Jacobs' price proposal to provide **Program and Construction Management Services** to Hidalgo County to assist with completion of the remainder of the Hidalgo County Courthouse Phase 1 project. This Addendum is based on the requested extension by Morganti to the Owner to adjust the substantial completion delivery date from May 31, 2022, to August 27, 2022. The Owner agreed to the proposed 4-month extension resulting in a revised substantial completion date for MTI. This adjustment in the substantial completion date necessitates the Jacobs team to extend the existing PMCM services to cover the extent of HCCH Phase 1. With the scheduled completion of this scope of work realistically set for end of September 2022 this should allow for final completion to occur by end October and allow for move-in to occur in November 2022 for Key Users. Project Completion and Close-out would then be completed by end of January 2023. The proposal provides to maintain 4 Full Time Equivalents (FTE's) to continue manage Phase 1 base construction, implementation of Phase 1: CPR 57.2 Pandemic Preparedness and other services requested by the Owner.

Scope of Services:

General:

1. Jacobs will provide program and construction management services to include Phase 1 base scope, Phase 1: CPR 57.2 Pandemic Preparedness and any additional changes that will take the project through January 2023 on the Hidalgo County Courthouse Program.
2. Jacobs will manage the day-to-day activities of the projects including managing the Design Team, Construction Manager at Risk, and all other Consultants, including Test and Balance Consultants and Materials Testing Consultant. Management of which includes attendance at weekly OAC meetings, processing pay applications, change administration, coordination between the construction team and the county administration and management throughout the close-out process.
3. In addition to Project Management Services, Jacobs will also provide financial project controls services. Jacobs will continue to meet with the County and provide monthly financial reconciliation between the HCCH Program and the County's budget office and provide financial close-out for the remaining project.
4. Jacobs will also provide move management services including move planning and coordination, move scheduling, budgeting, and tracking, communication with end users and support staff, serving as POC during move and finally close out of vacated space as per client requirements.

Specific:

1. Due to the complexity of the HCCH project, Hidalgo County has requested that Jacobs continue to provide full PMCM services consisting of four (4) FTE's providing a varying degree of Program and Construction Management Services along with one (1) FTE to provide project financial cost control services through substantial completion and activation. The 4 individuals assigned to the HCCH Program will be: Program Manager Oscar D. Garcia, Project Manager Fawn Stinchcomb, Construction Management Interns Anahi Florez/Patricia Guerrero, and Project Controls Manager Jayson Kissi. It should be noted that all five individuals are already working on the HCCH program and have strong project specific knowledge necessary to ensure the progress and completion of HCCH Phase 1 program. See Exhibit A – Project Schedule & Staffing Plan
2. Jacobs' PMCM Services will continue services with a completion date of January 2023. As per the request of the County, the Jacobs PMCM team will provide coverage through the end of HCCH Phase 1 completion lead by program manager, Oscar D. Garcia, providing services to Hidalgo County until the Courthouse reaches substantial completion. Due to the complexity of the Courthouse and the importance of this project to the County and the future key users and tenants, the Jacobs team is dedicated to the project through final completion and close-out. Please see the attached revised project schedule for reference.

Exclusions and Clarifications:

1. The Jacobs Program Management Team will continue utilizing the Hidalgo County facility located at 112 East Cano Street, Edinburg, Texas 78539.
2. Jacobs cloud services (SharePoint) and computer equipment are already in place for the RGV Team. If Hidalgo County team wishes, a proposal one can be provided to the county to provide for archival of the complete file structure of all pertinent project data files, as well as, handover of BIM drawings and software to Hidalgo County upon close out.
3. With the PMCM services extension, Jacobs will continue to provide all Program Management obligations including updating the master schedule, monthly report to the Commissioners Court and project website reporting.
4. Jacobs will not subcontract staff augmentation services nor utilize an M/WBE to provide PMCM and activation services.
5. Jacobs via Hidalgo County will update the Program-Wide Schedule.
6. The Jacobs team will continue to meet weekly to provide project status updates to the designated Owner Representative Group made up of Hidalgo County staff appointed by the Commissioners Court.
7. The Jacobs team will continue to provide project progress reporting to the Commissioners Court on a monthly basis or as determined by the Owner Representative group.
8. With the projects already in construction, Jacobs will provide services related to the Construction and close-out phase.
9. Upon completion of the PMCM services, Hidalgo County may at its discretion request a proposal from Jacobs to perform one (1) year warranty "walk throughs" post January 2023. Projects extending past September 2022, the County will manage at its discretion. The County may request a proposal to extend project management services as needed.
10. It is Jacobs understanding the County may, at the County's discretion, reassign projects to Jacobs personnel as the County sees fit. It should be noted, Jacobs does recommend as

common industry practice that a Project Manager stays with a project throughout the life cycle of said project however, the County reserves the right to reassign projects as needed.

Compensation and Payment Schedule:

1. Payment Schedule reflects the staffing plan. (*Refer to Payment Schedule*) The total cost of this proposal is **\$385,000.00**.
2. Monthly Billing will start from October 2022 to January 2023 and Jacobs will submit monthly invoices for work performed in the previous month as prescribed in Exhibit B – Payment Schedule of Article XII of the *AIA Document C172 – 2014, Standard Form Agreement Between Owner and Program Manager for use on a Single Project*

Continuation of Work

Jacobs will make the appropriate staffing accommodations indicated in this proposal upon receipt of this signed proposal, Commissioner's Court approval, execution of agreement and/or issuance of Notice-to-Proceed, whichever occurs first. The proposed fee and schedule are based on our general understanding and assumptions of the services required for PMCM services to complete HCCH Phase 1. Should the scope of work or schedule change we will provide additional services as agreed to in writing by both parties.

We look forward to a continued working relationship with you and Hidalgo County staff and delivering a successful HCCH Program. Should you have any questions regarding this proposal or the services, please feel free to contact the Program Executive, Gerson 'Herschel' Acosta at 832-803-6897.

Sincerely,



Gerson 'Herschel' Acosta, CCM
North Texas Business Leader

cc: Oscar D. Garcia – *Jacobs*
Jim Mclean – *Jacobs*



Exhibit "B"
TO AIA DOCUMENT C172-2014
BY AND BETWEEN HIDALGO COUNTY, TEXAS, AS OWNER AND
JACOBS PROJECT MANAGEMENT Co., AS PROGRAM MANAGER (THE "AGREEMENT")

PAYMENT SCHEDULE OF VALUES

<u>INV. #</u>	<u>Month</u>	<u>Monthly</u>	<u>Cumulative</u>	<u>Anticipated Project Phase</u>
1	1	\$ 100,000.00	\$ 100,000.00	PM/CM Services Extension
2	2	\$ 100,000.00	\$ 200,000.00	PM/CM Services Extension
3	3	\$ 100,000.00	\$ 300,000.00	PM/CM Services Extension
4	4	\$ 85,000.00	\$ 385,000.00	PM/CM Services Extension