

September 1, 2022

Eduardo Olivarez, Health Director  
**Attn: Josefina Garces**  
 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. 3 ~ Construction Management Services – Bio/Safety  
 Laboratory Project  
 PO# 848232**

Dear Mr. Olivarez:

Attached for your review and approval is our invoice for services rendered under Work Authorization #3 during the month of August 2022 on the subject referenced project.

The following is attached:

- Invoice No. 40185

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

Construction Management Phase	% Complete
<b>Tasks 1 – Coordinate and conduct a Pre-Construction Conference</b>	<b>100%</b>
<p><b><u>UPDATE:</u></b></p> <ul style="list-style-type: none"> <li>▪ This task is complete.</li> </ul>	
<b>Tasks 2 – Conduct Bi-Weekly Meetings</b>	<b>40%</b>
<p><b><u>UPDATE:</u></b></p> <p>Owner/Architect/Contractor (OAC) Bi-Weekly Meetings. These meetings are held via Zoom Meeting and in person w/ Precinct No. 4 Administration, ERO, ECON, Executive Office, Purchasing and B2Z. B2Z facilitates discussion of general project topics, administrative items, project progress, document management, open issues, and any other new business</p> <ul style="list-style-type: none"> <li>▪ 08/11/2022</li> <li>▪ 08/25/2022</li> </ul>	

<b>Tasks 3 – Permit coordination</b>	<b>100%</b>
<p><b><u>UPDATE:</u></b></p> <ul style="list-style-type: none"> <li>▪ This task is complete.</li> </ul>	
<b>Tasks 4 – Daily Project Site Visits with Field Reports and Photographs</b>	<b>35%</b>
<p><b><u>UPDATE:</u></b></p> <p>B2Z conducts daily job-site inspections to document the following: Job-site conditions, weather conditions, job-site safety, job progress, material deliveries, and installed construction. Documented inspection findings via job reports and photo journal.</p> <ul style="list-style-type: none"> <li>• Project Start Date – 04/11/2022</li> <li>• Original Completion Date – 04/11/2023</li> <li>• Granted Weather Days – Currently evaluating delays for possible time extension change order</li> </ul> <p><b>Project Delays:</b></p> <ul style="list-style-type: none"> <li>• Brick availability</li> </ul>	
<b>Tasks 5 – Project documentation review/document control (shop drawings, submittals, CMT reports, Samples, etc.)</b>	<b>32%</b>
<p><b><u>UPDATE:</u></b></p> <ul style="list-style-type: none"> <li>▪ B2Z continues to monitor this task in coordination with ERO, B2Z testing Lab</li> </ul>	
<b>Tasks 6 – Change Order Review, Negotiation, &amp; Preparation</b>	<b>20%</b>
<p><b><u>UPDATE:</u></b></p> <ul style="list-style-type: none"> <li>• Change Proposal #001 – Changes to approved hardware (under review)</li> <li>• Change Proposal #002 – Plumbing revisions (under review)</li> </ul>	
<b>Task 7 - Review and Verify Contractor applications for payment</b>	<b>30%</b>
<p><b><u>UPDATE:</u></b> Review and Approval</p> <ul style="list-style-type: none"> <li>• <u>Pay App #001</u></li> <li>• <u>Pay App #002</u></li> <li>• <u>Pay App #003</u></li> </ul>	

<b>Task 8 – Conduct 6 and 11 months walk through and contractor follow-up</b>	<b>0%</b>
<b><u>NO UPDATE:</u></b>	
<b>Task 1 – Conduct Bi-Weekly Construction Meetings</b>	<b>30%</b>
<p><b><u>UPDATED:</u></b>  Owner/Architect/Contractor (OAC) Bi-Weekly Meetings. These meetings are held via Zoom Meeting and in person w/ Precinct No. 4 Administration, ERO, ECON, Executive Office, Purchasing and B2Z. B2Z facilitates discussion of general project topics, administrative items, project progress, document management, open issues, and any other new business</p> <ul style="list-style-type: none"> <li>▪ 08/11/2022</li> <li>▪ 08/25/2022</li> </ul>	
<b>Tasks 2- Daily project site visits with field reports and photographs</b>	<b>40%</b>
<p><b><u>UPDATED:</u></b>  B2Z conducts daily job-site inspections to document the following: Job-site conditions, weather conditions, job-site safety, job progress, material deliveries, and installed construction. Documented inspection findings via job reports and photo journal.</p> <ul style="list-style-type: none"> <li>• Project Start Date – 04/11/2022</li> <li>• Original Completion Date – 04/11/2023</li> <li>• Granted Weather Days – N/A</li> </ul> <p><b>Project Delays:</b></p> <ul style="list-style-type: none"> <li>• Currently no project delays</li> </ul>	
<b>Task 3- Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)</b>	<b>30%</b>
<p><b><u>UPDATED:</u></b></p> <ul style="list-style-type: none"> <li>▪ B2Z continues to monitor this task in coordination with ERO B2Z testing Lab</li> </ul>	

<b>Task 4 – Review and verify contractor application for payment</b>	<b>30%</b>
<b><u>UPDATE:</u></b> <b>Pay Application #1,2,3</b>	
<b>Supplemental #2 to WA#3</b>	<b>% Complete</b>
<b>Task 1 &amp; 2 – Coordination with Subconsultant – Brownstone Consultants (Construction Phase &amp; Post Construction Phase Daily Coordination)</b>	<b>28%</b>
<p><b><u>UPDATED:</u></b> Coordination w/ Brownstone</p> <p><b>Completed Tasks</b></p> <ul style="list-style-type: none"> <li>• Concrete panels were erected on 8/22/2022</li> <li>• Concrete slab being cleared of mortar infills</li> </ul> <p><b>Tasks In-Progress</b></p> <ul style="list-style-type: none"> <li>• Commencement of Structural Steel installation</li> <li>• AEP coordination</li> </ul> <p><b>30-Day Look Ahead</b></p> <ul style="list-style-type: none"> <li>• Installation of SS lines</li> <li>• Installation of electrical primary &amp; secondary lines</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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David Rivera  
Project Manager  
B2Z Engineering, LLC



## Invoice

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

Date	Invoice #
9/1/2022	40185

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 #3

B2Z JOB: 4122

**Billing Period August 2022**

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
<b>Construction Contract Administration, Management and Inspection</b>					
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$ 2,250.28	\$ 2,250.28	\$ -	\$ 2,250.28	100%
Task 2 - Conduct bi-weekly construction meetings	\$ 17,660.40	\$ 5,298.12	\$ 1,766.04	\$ 7,064.16	40.0%
Task 3 - Permit coordination	\$ 3,304.20	\$ 3,304.20	\$ -	\$ 3,304.20	100%
Task 4 - Daily project site visits with field reports and photographs.	\$ 103,968.40	\$ 31,190.52	\$ 5,198.42	\$ 36,388.94	35%
Task 5 - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 30,193.60	\$ 8,152.27	\$ 1,509.68	\$ 9,661.95	32%
Task 6 - Change order review, negotiation, and preparation.	\$ 11,393.80	\$ 1,139.38	\$ 1,139.38	\$ 2,278.76	20%
Task 7 - Review and verify contractor applications for payment	\$ 15,096.80	\$ 3,019.36	\$ 1,509.68	\$ 4,529.04	30%
Task 8 - Conduct 6 and 11 month walk through and contractor follow-up	\$ 1,652.10	\$ -	\$ -	\$ -	0%
<b>Direct Expenses</b>	\$ 4,312.50	\$ -	\$ 862.50	\$ 862.50	20%

**Supplemental #1**

<b>Task 1</b> - Conduct bi-weekly construction meetings	\$ 14,128.32	\$ 3,532.08	\$ 706.42	\$ 4,238.50	30%
<b>Task 2</b> - Daily project site visits with field reports and photographs.	\$ 101,404.80	\$ 35,491.68	\$ 5,070.24	\$ 40,561.92	40%
<b>Task 3</b> - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 22,702.16	\$ 5,675.54	\$ 1,135.11	\$ 6,810.65	30%
<b>Task 4</b> - Review and verify contractor applications for payment	\$ 12,077.44	\$ 3,019.36	\$ 603.87	\$ 3,623.23	30%
<b>Direct Expenses</b>	\$ 3,000.00	\$ 150.00	\$ 150.00	\$ 300.00	10%

**Supplemental #2**

<b>Task 1</b> - Coordination with Subconsultant (Construction Phase & Post Construction Phase Daily Coordination)	\$ 13,444.68	\$ 2,823.38	\$ 941.13	\$ 3,764.51	28%
<b>Task 1a</b> - SUB: Brownstone Consultants	\$ 114,000.00	\$ 23,940.00	\$ 7,980.00	\$ 31,920.00	28%
<b>Task 2</b> - Monthly Coordination w/ SUB on Invoicing and Progress Reports	\$ 2,520.87	\$ 529.38	\$ 176.46	\$ 705.84	28%

**Total For This Billing Period \$28,748.93**

**Work Authorization ~ Summary**

<u>WA No.</u>	<u>WA Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
3	\$473,110.35	\$126,346.19	32.8%	\$318,015.23

  
Aisha Gonzalez - President



# PROGRESS INVOICE

Nicholus Munoz  
B2Z Engineering LLC  
900 S Stewart Rd  
Mission, TX 78572  
nicholus@b2zeng.com

**Invoice Date:** 09/01/22  
**Billing Period:** 08/01/22-08/31/22  
**Invoice Due:** 10/01/22  
**Invoice # :** 4076764  
**Project Name:** Hidalgo County CDBG-CV Health Facility Improvments  
**Project #:** 2022-03

## FIXED FEE SERVICES

Task	Contract Fee	Billed to Date	Percent Complete	Previously Billed	Amount Due
<i>Professional Services</i>					
Construction & Post Construction	\$114,000.00	\$31,920.00	28 %	\$23,940.00	\$7,980.00
<b>TOTAL THIS INVOICE</b>				<b>\$7,980.00</b>	

Thank you for your business! Please make checks payable to Brownstone Consultants, LLC. and return them to the address below. Should you have any questions, please feel free to contact our office.

**CAPITAL IMPROVEMENT (1301) FUNDING LAB**

Purchase Order Number	Vendor	Purchase Order Amount	Invoice #	Total amount of Invoice(s) being submitted	Purchase Order Balance	Purchase Order Complete or Liquidated	Date Submitted/Paid
819316	B2Z ENGINEERING	\$ 234,176.75	INV# 40091 INV# 40101	\$ 14,621.40 \$ 3,655.35	\$ -	COMPLETE COMPLETE	PAID PAID
			WA#1 COMPLETED PER JESSE	\$ 215,900.00		LIQUIDATED	
828387	B2Z ENGINEERING	\$ 135,164.24	INV# 40102, 40104, 40110 INV# 40115	\$ 29,041.32 \$ 11,283.25	\$ -	COMPLETE COMPLETE	PAID PAID
			INV# 40121	\$ 12,299.60		COMPLETE	PAID
			INV# 40130	\$ 7,708.85		COMPLETE	PAID
			INV# 40133, 40140	\$ 26,120.23		COMPLETE	PAID
			INV# 40145	\$ 10,909.94		COMPLETE	PAID
			INV# 40150	\$ 13,689.26		COMPLETE	PAID
			INV# 40154	\$ 4,487.03		COMPLETE	PAID
			INV# 40158	\$ 3,007.50		COMPLETE	PAID
			INV# 40162	\$ 2,820.81		COMPLETE	PAID
			INV# 40166	\$ 7,739.95		COMPLETE	PAID
			INV# 40171	\$ 6,056.50		COMPLETE	PAID
829165	B2Z ENGINEERING	\$ 11,977.39	INV# 40137	\$ 11,977.39	\$ -	COMPLETE	PAID
847843	B2Z ENGINEERING	\$ 64,763.08	INV# 20331	\$ 1,642.31	\$ 44,038.90		PAID
			INV# 20335	\$ 6,129.26		COMPLETE	PAID
			INV# 20338	\$ 8,419.20		COMPLETE	PAID
			INV# 20341	\$ 4,533.41		COMPLETE	PAID
847844	B2Z ENGINEERING	\$ 153,390.72	INCREASED PO 848232			LIQUIDATED	
848232	B2Z ENGINEERING	\$ 473,188.35	INV# 40176	\$ 42,823.25	\$ 343,672.80		PAID
			INV# 40179	\$ 47,226.94		COMPLETE	PAID
			INV# 40182	\$ 39,465.36		COMPLETE	PAID
			INV# 40185	\$ 28,748.93		AI#	
818647	CHANIN ENGINEERING	\$ 13,100.00	INV# 20203-1	\$ 13,100.00	\$ -	COMPLETE	PAID
823453	ERO ARCHITECTS	\$ 305,911.14	INV# 2020-0125	\$ 10,000.00	\$ 36,650.68		
			INV# 2020-0217, 2021-0022	\$ 16,133.84		COMPLETE	PAID
			INV# 2021-0092	\$ 7,408.84		COMPLETE	
			INV# 2021-0054	\$ 8,725.00		COMPLETE	PAID
			INV# 2021-0103	\$ 14,817.69		COMPLETE	PAID

**CAPITAL IMPROVEMENT (1301) FUNDING LAB**

Purchase Order Number	Vendor	Purchase Order Amount	Invoice #	Total amount of Invoice(s) being submitted	Purchase Order Balance	Purchase Order Complete or Liquidated	Date Submitted/Paid
			INV# 2021-0122	\$ 19,756.92		COMPLETE	PAID
			INV# 2021-0151	\$ 19,756.91		COMPLETE	PAID
			INV# 2021-0163	\$ 39,513.83		COMPLETE	PAID
			INV# R2021-0201	\$ 43,890.00		COMPLETE	PAID
			INV# R2022-0034	\$ 13,776.00		COMPLETE	PAID
			INV# 2022-0041	\$ 64,833.69		COMPLETE	PAID
			INV# 2022-0070	\$ 7,203.74		COMPLETE	PAID
			INV# R2022-0092	\$ 3,444.00		COMPLETE	PAID
847870	ERO ARCHITECTS	\$ 2,200.00			\$ 2,200.00		
822084	HALFF ASSOCIATES	\$ 5,600.00	PAID THROUGH CHANIN	\$ 5,600.00	\$ -	LIQUIDATED	
822531	HALFF ASSOCIATES	\$ 136,708.00	INV# 10044160	\$ 95,940.00	\$ -	COMPLETE	PAID
			INV# 10052036	\$ 20,084.00		COMPLETE	PAID
				\$ 20,684.00	LIQUIDATED OPENED PO 848785		
848785	HALFF ASSOCIATES	\$ 20,684.00	INV# 10063516(PD W/GENERAL	\$ 20,684.00	\$ -	COMPLETE	PAID
823464	SAMES INC (WA#1)	\$ 56,897.50	PMT# 1	\$ 10,809.00	\$ 10,036.75		PAID
			PMT# 2	\$ 6,598.00		COMPLETE	PAID
			PMT# 3	\$ 14,735.00		COMPLETE	PAID
			PMT# 4	\$ 3,450.00		COMPLETE	PAID
			PMT#5	\$ 3,450.00		COMPLETE	PAID
			PMT# 1 (WA#2)	\$ 6,673.75		COMPLETE	PAID
			PMT# 2 (WA#2)	\$ 1,145.00		COMPLETE	PAID
			PMT# 3 (WA#2)	\$ 875.00		COMPLETE	PAID
			PMT# 4 (WA#2)	\$ 322.72		COMPLETE	PAID
844896	SAMES INC (WA#2)	\$ 13,047.50	INCREASED PO 823464			LIQUIDATED	
	<b>TOTAL</b>	<b>\$ 1,626,808.67</b>					