



SIGN: \_\_\_\_\_  
 REQ# 468470  
 PO# 861908

**PROGRESS  
INVOICE**

Hon. Everardo Villarreal  
 Hidalgo County  
 724 Breyfogle Rd  
 Mission, TX 78574

Invoice Date: 08/01/22  
 Billing Period: 07/01/22-07/31/22  
 Invoice Due: 08/31/22  
 Invoice #: 4074673  
 Project Name: El Paraiso Project - CRC  
 Project #: 2022-02

**FIXED FEE SERVICES**

Task	Contract Fee	Billed to Date	Percent Complete	Previously Billed	Amount Due
<i>Professional Services</i>					
<b>Pre-Design</b>	<b>\$13,072.00</b>	<b>\$5,593.60</b>	<b>43 %</b>	<b>\$0.00</b>	<b>\$5,593.60</b>
Task 1 - Identify stakeholders and Authorities Having Jurisdiction (AHJs) & develop stakeholder register	\$784.00		100 %	\$0.00	\$784.00
Task 2 - Initial coordination and meetings with AHJs	\$1,600.00		50 %	\$0.00	\$800.00
Task 3 - Develop overall project schedule	\$1,568.00		90 %	\$0.00	\$1,411.20
Task 4 - Develop overall project budget	\$2,176.00		90 %	\$0.00	\$1,958.40
Task 5 - Prepare project management information system and software (PMIS)	\$640.00		100 %	\$0.00	\$640.00
Task 6 - Verify Owner Project Requirements	\$1,416.00		0 %	\$0.00	\$0.00
Task 7 - Assist in Selection of Project Delivery Method	\$532.00		0 %	\$0.00	\$0.00
Task 8 - Evaluate and Select Other Consultant(s)	\$1,620.00		0 %	\$0.00	\$0.00
Task 9 - Assist in the Development of Other Consultant(s) Contracts	\$2,736.00		0 %	\$0.00	\$0.00
<b>Design Phase</b>	<b>\$45,402.00</b>	<b>\$3,007.20</b>	<b>7 %</b>	<b>\$0.00</b>	<b>\$3,007.20</b>
Task 1 - Coordinate Master Site Plan Development	\$1,920.00		50 %	\$0.00	\$960.00
Task 2 - Bi-Weekly Design Update Meetings	\$7,152.00		10 %	\$0.00	\$715.20

Task 3 - Review of Design Documents	\$5,760.00		0 %	\$0.00	\$0.00
Task 4 - Updates to Project Budget	\$2,096.00		0 %	\$0.00	\$0.00
Task 5 - Updates to Project Schedule	\$2,096.00		0 %	\$0.00	\$0.00
Task 6 - Site Visits	\$656.00		0 %	\$0.00	\$0.00
Task 7 - Permit Coordination	\$480.00		0 %	\$0.00	\$0.00
Task 8 - Owner Update Meetings	\$7,152.00		0 %	\$0.00	\$0.00
Task 9 - Update PMIS	\$2,816.00		0 %	\$0.00	\$0.00
Task 10 - Review of Architect/Consultant Invoices	\$1,954.00		0 %	\$0.00	\$0.00
Task 11 - Meetings and Coordination for Project Development	\$13,320.00		10 %	\$0.00	\$1,332.00
<b>Procurement Phase</b>	<b>\$14,772.00</b>	<b>\$0.00</b>	<b>0 %</b>	<b>\$0.00</b>	<b>\$0.00</b>
Task 1 - Assist in the development of the procurement packet	\$1,584.00		0 %	\$0.00	\$0.00
Task 2 - Coordinate and Conduct Pre-Bid Conference	\$1,064.00		0 %	\$0.00	\$0.00
Task 3 - Coordinate Pre-Bid questions/responses	\$836.00		0 %	\$0.00	\$0.00
Task 4 - Coordinate issuance of any Addendum	\$584.00		0 %	\$0.00	\$0.00
Task 5 - Attend Bid Day	\$408.00		0 %	\$0.00	\$0.00
Task 6 - Proposal Evaluation	\$1,672.00		0 %	\$0.00	\$0.00
Task 7 - Prepare formal recommendation	\$584.00		0 %	\$0.00	\$0.00
Task 8 - Assist in contract development	\$1,680.00		0 %	\$0.00	\$0.00
Task 9 - Coordinate issuance of NTP	\$304.00		0 %	\$0.00	\$0.00
Task 10 - Updates to Project Budget	\$808.00		0 %	\$0.00	\$0.00
Task 11 - Updates to Project Schedule	\$808.00		0 %	\$0.00	\$0.00
Task 12 - Meetings and Coordination for Project Development	\$4,440.00		0 %	\$0.00	\$0.00
<b>Construction Phase</b>	<b>\$85,849.60</b>	<b>\$0.00</b>	<b>0 %</b>	<b>\$0.00</b>	<b>\$0.00</b>
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$1,428.80		0 %	\$0.00	\$0.00
Task 2 - Conduct/Attend bi-weekly construction meetings	\$8,092.80		0 %	\$0.00	\$0.00
Task 3 - Periodic site visits with project inspector	\$38,160.00		0 %	\$0.00	\$0.00

Task 4 - Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.)	\$7,064.00		0 %	\$0.00	\$0.00
Task 5 - Review Contract Change Directives (CCD's) and Proposed Change Orders (PCO's). Prepare and process Change Orders for Owner (CO's) as needed	\$4,720.00		0 %	\$0.00	\$0.00
Task 6 - QA/QC and execution of applications for payment	\$3,200.00		0 %	\$0.00	\$0.00
Task 7 - Create, Update, and Distribute Monthly Status Reports	\$5,016.00		0 %	\$0.00	\$0.00
Task 8 - Updates to Project Budget	\$2,424.00		0 %	\$0.00	\$0.00
Task 9 - Updates to Project Schedule	\$2,424.00		0 %	\$0.00	\$0.00
Task 10 - Meetings and Coordination for Project Development	\$13,320.00		0 %	\$0.00	\$0.00
<b>Post-Construction Phase</b>	<b>\$9,244.00</b>	<b>\$0.00</b>	<b>0 %</b>	<b>\$0.00</b>	<b>\$0.00</b>
Task 1- Punch List substantial completion and final inspection	\$4,176.00		0 %	\$0.00	\$0.00
Task 2 - Review close-out requirements and documentation submitted by the Contractor	\$992.00		0 %	\$0.00	\$0.00
Task 3 - Prepare and issue final reconciliation change order and provide recommendations	\$1,140.00		0 %	\$0.00	\$0.00
Task 4 - Assist in the development of warranty policies and procedures	\$2,936.00		0 %	\$0.00	\$0.00
<b>Reimbursable</b>					
Direct Expenses - Mileage	\$2,106.00	\$0.00	0 %	\$0.00	\$0.00

**TOTAL THIS INVOICE**

**\$8,600.80**

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.

INVOICE RECEIVED BY  
CS ON 8/1/22  
 GOODS/SERVICES RECEIVED BY  
CS - Dallas ON 8/1-31/22

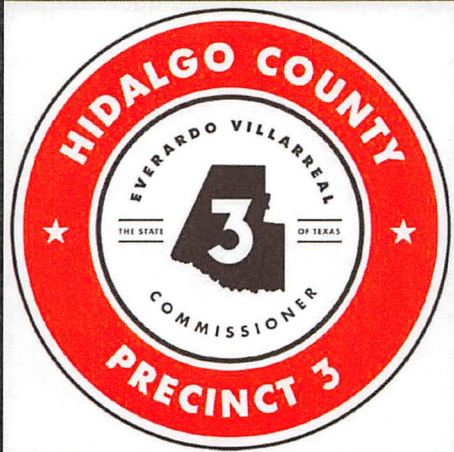
3-1290-441-19-115-264-3-730

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# Hidalgo County Precinct 3

## El Paraiso Project - Health Clinic and CRC



**Hidalgo County  
Health & Human  
Services Department**

**MONTHLY REPORT  
July 2022**

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# PROJECT BACKGROUND

## Project Information

- Owner: Hidalgo County
- Project Name: El Paraiso Project
- Project Location: 1901 N. Los Ebanos Rd., Alton, TX 78573
- Owner Representative: Jorge Arcaute
- Construction Manager: Brownstone Consultants, LLC
- Architect: ERO
- General Contractor: TBD
- Stakeholders:
  - Hidalgo County
  - Hidalgo County Pct. 3
  - Hidalgo County Health Department

## Project Scope

Brownstone Consultants (the Team) was procured by Hidalgo County in July of 2022 to manage the design and construction of the proposed El Paraiso Project (The project). The project is in Hidalgo County within the limits of Precinct 3 near Alton, Texas and it consists of two single-story facilities and their respective sitework infrastructure.

**Health Clinic & Indigent Care:** An approximately 8,000 sq.ft single-story facility that will house a Hidalgo County Precinct 3 health clinic. The building spaces include a large conference room, office spaces, exam rooms, laboratories, autoclave, biohazard, immunization, indigent reception, and large lobby space. Currently, the structure is proposed to be constructed using tilt-up concrete panels with interior structural steel columns and steel joists.

**Community Resource Center (CRC):** An approximately 5,300 sq.ft single-story facility that will house a Hidalgo County Precinct 3 community resource center. The building spaces include a large open group study area, kitchen, office spaces, reception, furniture storage, IT room, and public restrooms. Currently, the structure is proposed to be constructed using tilt-up concrete panels with interior structural steel columns and steel joists.

These two facilities are part of a campus master plan that will also include a CRC Play Area, CRC Picnic Area, and a Walking Trails Area. These projects will be developed at a future date.

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## **EXECUTIVE SUMMARY**

The project is currently in the schematic design phase, and ERO expects to complete this phase of the project in August 2022. A title report was requested and received, and this was necessary to verify property easements to complete the survey. The survey has now been completed and provided to the design team. The team will commence engagement of other project consultants, including but not limited to, civil engineer, landscape architect, and an FF&E consultant.

# FINANCIAL SUMMARY

## Project Summary

Project Accounting		Budget		
		A Initial Budget	B Budget Changes	C Current Budget A+B
▼ A	Health Clinic	\$4,015,822.00	\$0.00	\$4,015,822.00
	▶ A.1 Construction	\$2,826,365.00	\$0.00	\$2,826,365.00
	▼ A.2 Architectural/Engineering	\$624,457.00	\$0.00	\$624,457.00
	A.2.A Architect	\$197,846.00	\$0.00	\$197,846.00
	A.2.B Surveyor	\$4,032.00	\$0.00	\$4,032.00
	A.2.C Geo/CMT	\$56,528.00	\$0.00	\$56,528.00
	A.2.D Civil Engineer	\$42,400.00	\$0.00	\$42,400.00
	A.2.E AVIT Consultant	\$15,000.00	\$0.00	\$15,000.00
	A.2.F FF&E Consultant	\$15,000.00	\$0.00	\$15,000.00
	A.2.G PM/CM	\$255,669.00	\$0.00	\$255,669.00
	A.2.H Landscape/Irrigation Consultant	\$15,000.00	\$0.00	\$15,000.00
	A.2.I Programming	\$22,982.00	\$0.00	\$22,982.00
	▼ A.3 Furniture, Fixtures, & Equipment	\$405,000.00	\$0.00	\$405,000.00
	A.3.A Furniture Allowance	\$160,000.00	\$0.00	\$160,000.00
	A.3.B Generator & ATS	\$185,000.00	\$0.00	\$185,000.00
	A.3.C Specialty Equipment Allowance	\$50,000.00	\$0.00	\$50,000.00
	A.3.D Breakroom Appliances	\$10,000.00	\$0.00	\$10,000.00
	▶ A.4 Miscellaneous	\$160,000.00	\$0.00	\$160,000.00
▼ B	Community Resource Center (CRC)	\$2,580,218.00	\$0.00	\$2,580,218.00
	▶ B.1 Construction	\$1,956,347.00	\$0.00	\$1,956,347.00
	▼ B.2 Architectural/Engineering	\$423,871.00	\$0.00	\$423,871.00
	B.2.A Architect	\$136,945.00	\$0.00	\$136,945.00
	B.2.B Surveyor	\$2,688.00	\$0.00	\$2,688.00
	B.2.C Geo/CMT	\$39,126.00	\$0.00	\$39,126.00
	B.2.D Civil Engineer	\$29,345.00	\$0.00	\$29,345.00
	B.2.E AVIT Consultant	\$10,000.00	\$0.00	\$10,000.00
	B.2.F FF&E Consultant	\$10,000.00	\$0.00	\$10,000.00
	B.2.G PM/CM	\$170,445.00	\$0.00	\$170,445.00
	B.2.H Landscape & Irrigation Consultant	\$10,000.00	\$0.00	\$10,000.00
	B.2.I Programming	\$15,322.00	\$0.00	\$15,322.00
	▼ B.3 Furniture, Fixtures, & Equipment	\$125,000.00	\$0.00	\$125,000.00
	B.3.A Furniture Allowance	\$80,000.00	\$0.00	\$80,000.00
	B.3.B Kitchen Equipment Allowance	\$45,000.00	\$0.00	\$45,000.00
	▶ B.4 Miscellaneous	\$75,000.00	\$0.00	\$75,000.00
	<b>Total</b>	<b>\$6,596,040.00</b>	<b>\$0.00</b>	<b>\$6,596,040.00</b>

\*Subject to change

**Construction Summary (N/A)**

Original Contract Amount				
Change Orders				
Contract Amount to Date				
Total To Date				
Retainage				
Total Due Less Retainage				
Less Previous Payments				
Current Payment Due				

# PROJECT SCHEDULE

## Project Milestones

ACTIVITY	Target Start	Actual Start	Target Finish	Actual Finish
Pre-Design	04/28/22	04/28/22	05/27/22	05/27/22
Schematic Design	05/28/22	05/28/22	07/26/22	
Design Development			11/11/22	
Construction Documents			01/26/23	
Procurement			04/27/23	
Construction			04/21/24	
Post-construction			05/21/24	

## Construction Contract Time Overview

Notice to Proceed Date: TBD

Original Contract Time:

Total Rain Days: 0

Change Order Approved Days: 0

Total Approved Additional Days: 0

Pending Additional Days: 0

Original Completion Date:

New Completion Date:

Proposed Potential Completion Date:

# PROJECT PROGRESS

## Completed Tasks

- Coordinate the procurement of the Title Report with Hidalgo County.
- Identifying Stakeholder and Authorities Having Jurisdiction
- Develop Stakeholder Register
- Project Document Log
- Develop Preliminary Project Budget
- Develop Preliminary Budget Schedule
- Coordinate/Set up Bi-weekly Progress Meetings
- Developed Monthly Status Report
- Coordinate Completion of The Final Survey
- Initial site assessment

## Tasks In-Progress

- Approval of Project Schedule
- Approval of Project Budget
- Continue Updating Project Management Information System and Software
- Continue Meetings, coordination, & support for project development
- Schematic Design
- Notice to Proceed (NTP) for Halff Associates and B2Z Engineering
- ERO preparing proposals to include Landscape and Irrigation, FF&E, and fire suppression system design in their scope of work

## 30-Day Look Ahead

- Completion of the schematic design package deliverable
- Budget Coordination meeting between Brownstone and Hidalgo County
- Schematic design deliverable review and approval
- Coordination with Daniel Salinas for the project IT requirements

# ISSUES

## Owner Issues

ACTIVITY	DESCRIPTION	Status
Title Report Procurement	The project surveyor had requested a title report to finalize his site survey. The design team was pending the final survey to make sure the facilities were not located on top on an existing easement.	Completed
FF&E and AV/IT Consultants	ERO will prepare a proposal to include these services to their contact as a supplemental service	In Progress

## Contractor Issues

ACTIVITY	DESCRIPTION	Status

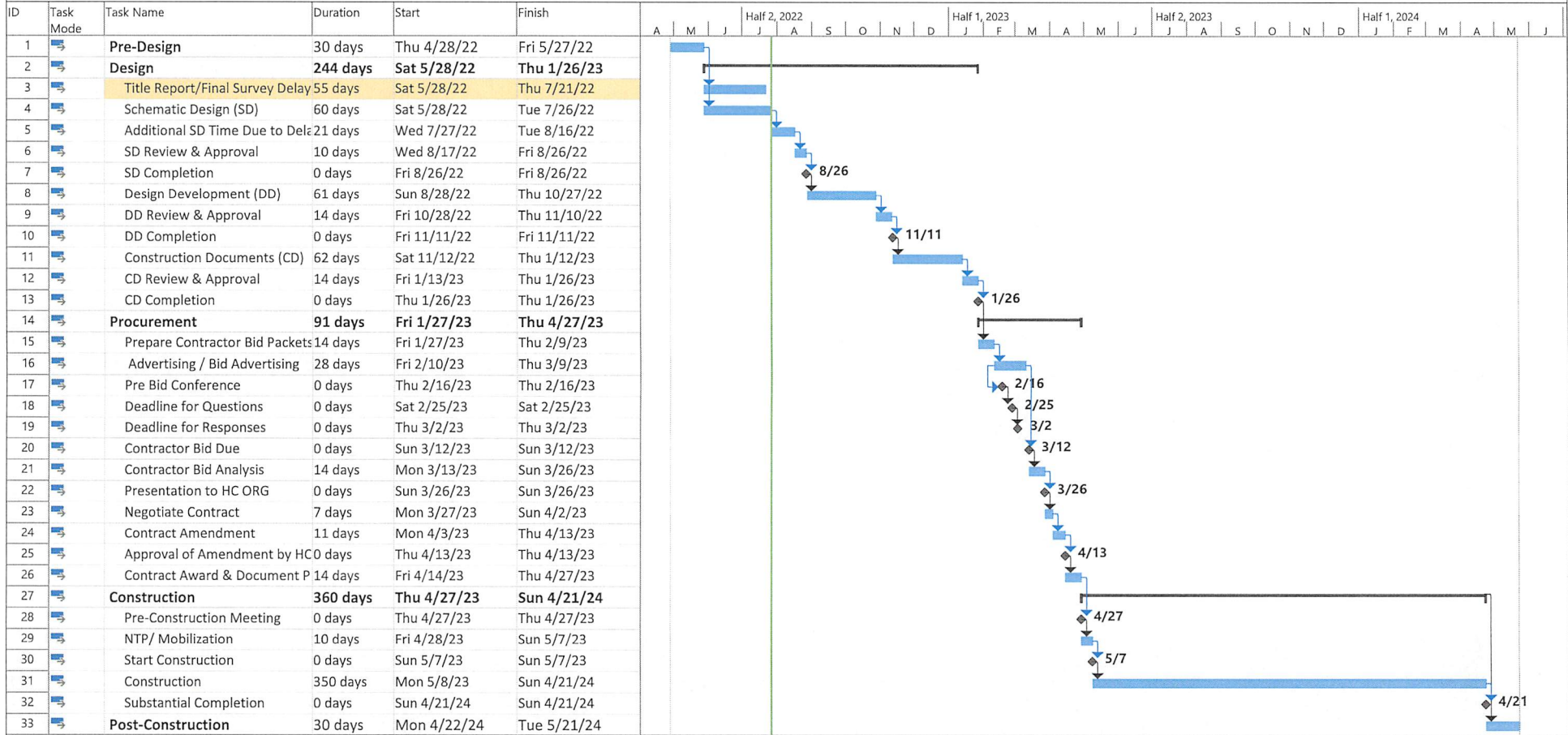
## MEETINGS

No.	DESCRIPTION	Date
1	Paraiso Project PM Kick-Off Meeting	06/16/2022
2	Paraiso Project Bi-Weekly Meeting	07/14/2022
3	Internal Budget Set-up Review	07/20/2022
4	Paraiso Site Visit/Assessment	07/27/2022
5	Paraiso Project Bi-Weekly Meeting	07/28/2022

## **ATTACHMENTS**

- **Updated Preliminary Project Schedule**
- **Stakeholder Register List**
- **Preliminary Health Clinic Floor Plan**
- **Preliminary CRC Floor Plan**

**Exhibit C**  
**Hidalgo County**  
**El Paraiso Project - Precinct 3**  
**Preliminary Project Schedule - 07/27/2022**

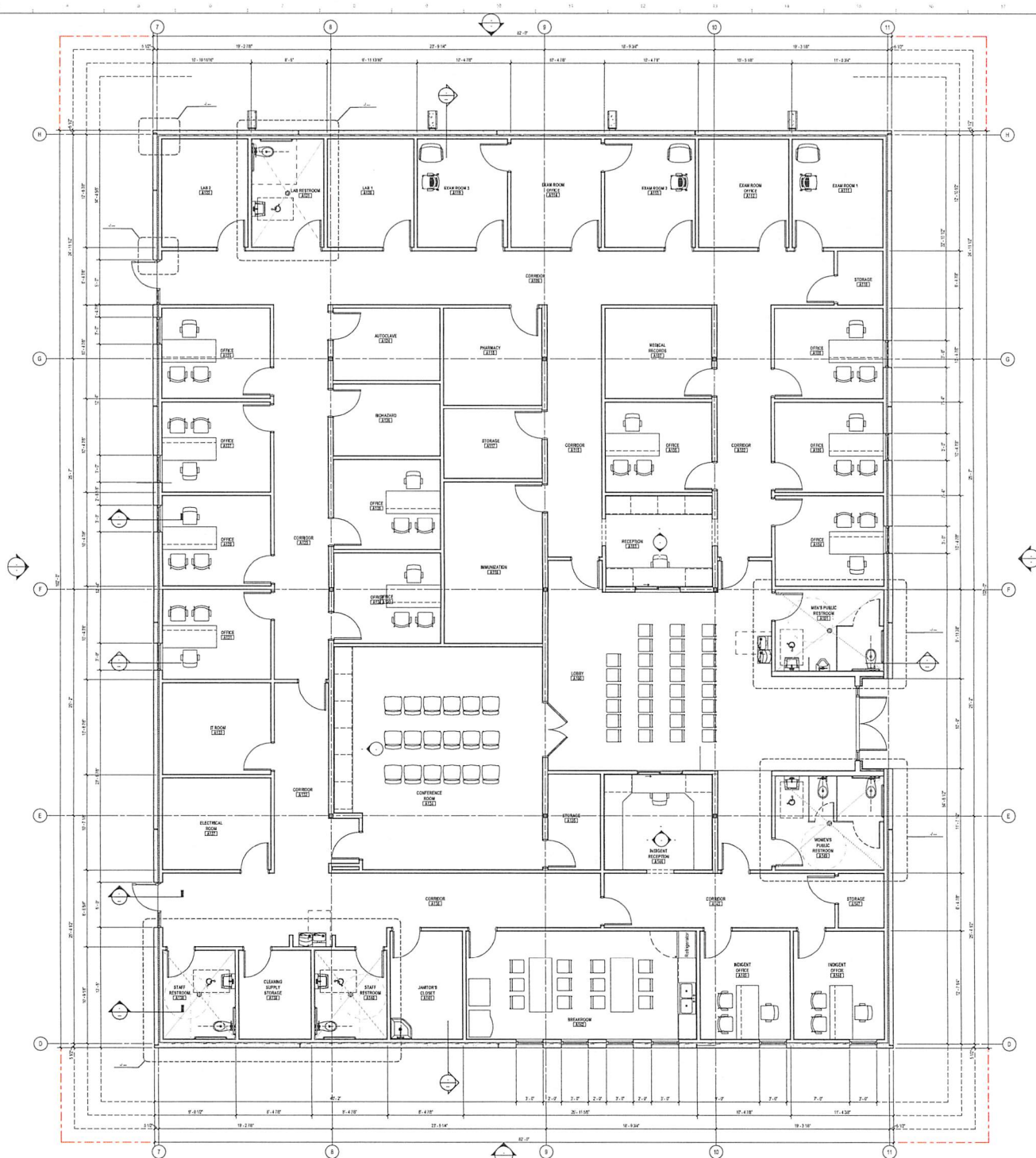


Project: Preliminary Project Sch  
 Date: Wed 7/27/22

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



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 ERO ARCHITECTURE + ENGINEERING, P.C.  
 1000 WEST 10TH STREET, SUITE 100  
 McAllen, TX 78501



Project Name

Owner  
 Enter address here

Discipline	Design	Draw	Check

PROJECT NO:      Project Name  
 ISSUE DATE:      Issue Date  
 DRAWN BY:      Author  
 CHECKED BY:      Checker  
 SHEET NAME

FLOOR PLAN - HEALTH CLINIC

Sheet Number  
**AE100**

Project Name  
 SCHEMATIC DESIGN

**A1** FLOOR PLAN - EMPLOYEE HEALTH CLINIC  
 1 of 1 of 2



APPROVED BY: [Signature] DATE: [Date]  
 ADDRESS: 1000 WEST 10TH STREET, SUITE 100, McAllen, TX 78501  
 PROJECT NO: [Project Number] SHEET NO: [Sheet Number]

