



PROGRESS INVOICE

SIGN: _____
 REQ# 46842
 PO# 861908

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

Invoice Date: 03/31/23
 Billing Period: 03/01/23-03/31/23
 Invoice Due: 04/30/23
 Invoice #: 4094717
 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>					
Pre-Design	\$13,072.00	\$13,072.00	100 %	\$13,072.00	\$0.00
Task 1 - Identify stakeholders and Authorities Having Jurisdiction (AHJs) & develop stakeholder register	\$784.00		100 %	\$784.00	\$0.00
Task 2 - Initial coordination and meetings with AHJs	\$1,600.00		100 %	\$1,600.00	\$0.00
Task 3 - Develop overall project schedule	\$1,568.00		100 %	\$1,568.00	\$0.00
Task 4 - Develop overall project budget	\$2,176.00		100 %	\$2,176.00	\$0.00
Task 5 - Prepare project management information system and software (PMIS)	\$640.00		100 %	\$640.00	\$0.00
Task 6 - Verify Owner Project Requirements	\$1,416.00		100 %	\$1,416.00	\$0.00
Task 7 - Assist in Selection of Project Delivery Method	\$532.00		100 %	\$532.00	\$0.00
Task 8 - Evaluate and Select Other Consultant(s)	\$1,620.00		100 %	\$1,620.00	\$0.00
Task 9 - Assist in the Development of Other Consultant(s) Contracts	\$2,736.00		100 %	\$2,736.00	\$0.00
Design Phase	\$45,402.00	\$30,582.00	67 %	\$24,071.00	\$6,511.00
Task 1 - Coordinate Master Site Plan Development	\$1,920.00		100 %	\$1,920.00	\$0.00
Task 2 - Bi-Weekly Design Update Meetings	\$7,152.00		60 %	\$3,576.00	\$715.20

Task 3 - Review of Design Documents	\$5,760.00		60 %	\$2,880.00	\$576.00
Task 4 - Updates to Project Budget	\$2,096.00		60 %	\$1,048.00	\$209.60
Task 5 - Updates to Project Schedule	\$2,096.00		60 %	\$1,048.00	\$209.60
Task 6 - Site Visits	\$656.00		90 %	\$459.20	\$131.20
Task 7 - Permit Coordination	\$480.00		0 %	\$0.00	\$0.00
Task 8 - Owner Update Meetings	\$7,152.00		60 %	\$3,576.00	\$715.20
Task 9 - Update PMIS	\$2,816.00		60 %	\$985.60	\$704.00
Task 10 - Review of Architect/Consultant Invoices	\$1,954.00		60 %	\$586.20	\$586.20
Task 11 - Meetings and Coordination for Project Development	\$13,320.00		80 %	\$7,992.00	\$2,664.00
Procurement Phase	\$14,772.00	\$0.00	0 %	\$0.00	\$0.00
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
Construction Phase	\$85,849.60	\$0.00	0 %	\$0.00	\$0.00
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
Post-Construction Phase	\$9,244.00	\$0.00	0 %	\$0.00	\$0.00
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 recommendati	\$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
Reimbursable					
Direct Expenses - Mileage	\$2,106.00	\$0.00	0 %	\$0.00	\$0.00

TOTAL THIS INVOICE

\$6,511.00

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

CSW ON 3/31/23

GOODS/SERVICES RECEIVED BY

Conrad Villarreal ON 3/13/23

3-1290-441-19-115-264-3-7D

Hidalgo County Precinct 3

El Paraiso Project - Health Clinic and CRC



Hidalgo County
Health & Human
Services Department

MONTHLY REPORT
March 2023

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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 Design Development Phase and the deliverable is due on 04-10-2023. ERO provided the updated Schematic Design Deliverable package on 02-21-2023 and received official approval from Commissioner Villarreal on 02-24-2023. ERO proceeded to prepare the Amendment #2 which included the updated fee (7% based on the latest OPC), Landscape and Irrigation, FF&E, and AV/IT supplemental services proposals.

The Amendment #2 was submitted on 03-15-2023 for review and was approved on the 03-21-2023 commissioners court meeting. The amendment increased the architect's basic services compensation from \$334,790 to \$485,430.29. The schematic design phase accounted for 15% of the total basic services fee. Therefore, the fee was adjusted to reflect the remaining 85% of the total fee, reflecting \$412,615.75 increase for basic services fee plus \$51,360 for the supplemental services. The total updated fee for architectural basic services is \$463,975.75.

The design coordination meetings resumed on 02-09-2023 and it was determined that an additional bi-weekly meeting was going to be necessary to minimize the delay impact of the schematic design approval. The team continued to have bi-weekly design coordination meetings for the Health Clinic and CRC with alternating occurrences resulting in a weekly design update. The design team is currently coordinating with the Hidalgo County IT, Facilities, Health Clinic, and Precinct 3 department all the AV/IT specifications, locations, and needs. In addition, the design team is coordinating with Oscar Villarreal the exterior elevation color selection for both facilities and the signage that will be required by Hidalgo County.

The team performed a site visit to evaluate the condition of the existing metal structure and to plan the demolition requirements. It was decided that the structure will be removed, and the Precinct 3 team will determine if the demolition scope is going to be part of the project contract or if it will be re-purposed by the County.

ERO is currently preparing an exhibit to reflect the proposed generator location with the privacy enclosure and the proposed landscape to make a final decision on the location.

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	\$789,835.00	\$4,805,657.00
	▶ A.1 Construction	\$2,826,365.00	\$696,468.00	\$3,522,833.00
	▼ A.2 Architectural/Engineering	\$624,457.00	\$63,367.00	\$687,824.00
	A.2.A Architect	\$197,846.00	\$108,367.00	\$306,213.00
	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	(\$15,000.00)	\$0.00
	A.2.F FF&E Consultant	\$15,000.00	(\$15,000.00)	\$0.00
	A.2.G PM/CM	\$255,669.00	\$0.00	\$255,669.00
	A.2.H Landscape/Irrigation Consultant	\$15,000.00	(\$15,000.00)	\$0.00
	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	\$30,000.00	\$190,000.00
▼ B	Community Resource Center (CRC)	\$2,580,218.00	\$1,542,791.00	\$4,123,009.00
	▶ B.1 Construction	\$1,956,347.00	\$1,455,539.00	\$3,411,886.00
	▼ B.2 Architectural/Engineering	\$423,871.00	\$57,252.00	\$481,123.00
	B.2.A Architect	\$136,945.00	\$87,252.00	\$224,197.00
	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	(\$10,000.00)	\$0.00
	B.2.F FF&E Consultant	\$10,000.00	(\$10,000.00)	\$0.00
	B.2.G PM/CM	\$170,445.00	\$0.00	\$170,445.00
	B.2.H Landscape & Irrigation Consultant	\$10,000.00	(\$10,000.00)	\$0.00
	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.4 Miscellaneous	\$75,000.00	\$30,000.00	\$105,000.00
	Total	\$6,596,040.00	\$2,332,626.00	\$8,928,666.00

*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	09/22/22*
Design Development	09/25/22	02/09/23	11/11/22	
Construction Documents			01/26/23	
Procurement			04/27/23	
Construction			04/21/24	
Post-construction			05/21/24	

*Design was completed but approval signatures have not been provided

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

- Develop a Preliminary Budget Schedule
- Coordinate/Set up Bi-weekly Progress Meetings
- Developed Monthly Status Report
- Coordinate Completion of The Final Survey
- Initial site assessment
- Notice to proceed to Halff Associates
- Contract for B2Z
- Site coordination of existing building demo
- Approval of schematic design deliverable
- Authorization of revised B2Z Work Authorization No. 1
-

Tasks In-Progress

- Update Project Schedule
- Update Project Budget
- Continue Updating Project Management Information System and Software
- Continue Meetings, coordination, & support for project development
- Design Development Deliverable
- Exterior color selection and renders
- AV/IT and Security Coordination

30-Day Look Ahead

- Generator final location coordination
- Approval of ERO's supplemental services
- Coordination with Daniel Salinas for the project IT requirements
- Approval of ERO Amendment
- Finalize exterior color selection
- Finalize and review design development deliverable

ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
FF&E, Landscape & Irrigation, and AV/IT Consultants	ERO is awaiting approval from the owner to include these proposals to their contract and to provide an amendment.	Completed
Site Fencing Discussion	There have been conversations about the possibility of adding fencings along the perimeter of the property for safety purposes.	In-Progress
Schematic Design Approval Site Fencing Discussion	ERO submitted the schematic design deliverable package and is currently waiting for approval. Hidalgo County is still doing internal coordination and price verification to get the budget approved.	Completed
Exterior Color and Layout Selection	ERO is currently preparing renders of the exterior elevations to get an approval of the color selection to maintain a uniform color with the rest of the County's facilities.	In-Progress

Contractor Issues

ACTIVITY	DESCRIPTION	Status

MEETINGS

No.	DESCRIPTION	Date
1	Paraiso Health Clinic Project Bi-Weekly Meeting	03/02/2023
2	Paraiso Project CRC Bi-Weekly Meeting	03/09/2023
3	Internal ERO Amendment Review Meeting	03/10/2023
4	El Paraiso Consultant Coordination Meeting	03/14/2023
5	Paraiso Health Clinic Project Bi-Weekly Meeting	03/16/2023
6	El Paraiso Access Drive Coordination Meeting	03/17/2023
7	El Paraiso Consultant Coordination Meeting	03/21/2023
8	Paraiso Project CRC Bi-Weekly Meeting	03/23/2023
9	El Paraiso Site Visit Coordination Meeting	03/24/2023
10	El Paraiso Exterior Finishes Coordination Meeting	03/24/2023
11	El Paraiso Consultant Coordination Meeting	03/28/2023
12	Paraiso Health Clinic Project Bi-Weekly Meeting	03/30/2023

ATTACHMENTS

- Updated Schedule

