

February 1, 2023

Eduardo Olivarez, Health Director  
**Attn: Luisana Elizondo**  
 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 January 2023 on the subject referenced project.

The following is attached:

- Invoice No. 40200

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>67%</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>▪ 01/05/2023</li> <li>▪ 01/30/2023</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>65%</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 Substantial Completion Date – 04/11/2023</li> <li>• Granted 12 Weather Days Change Order #001</li> <li>• <b><i>New Substantial Completion Date: 04/23/2023</i></b></li> <li>• <b>Project Delays:</b> <ul style="list-style-type: none"> <li>➤ AEP Power Transformer</li> <li>➤ Decision on Acid Tank Vault</li> <li>➤ Installation of Gas line by Texas Gas</li> </ul> </li> </ul>	
<b>Tasks 5 – Project documentation review/document control (shop drawings, submittals, CMT reports, Samples, etc.)</b>	<b>62%</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>60%</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>57%</b>
<p><b><u>UPDATE:</u></b></p> <p>Review and Approval</p> <ul style="list-style-type: none"> <li>• Pay Applications #1,2,3,4,5</li> </ul>	

<b>Task 8 – Conduct 6 and 11 months walk through and contractor follow-up</b>	<b>50%</b>
<p><b><u>UPDATE:</u></b></p> <p>B2Z has conducted the 6-month review of the project and can confirm that project is within schedule/budget and Contractor is complying with all contractual requirements.</p>	

<b>Supplemental #1 to WA#3 Phase</b>	<b>% Complete</b>
<b>Task 1 – Conduct Bi-Weekly Construction Meetings</b>	<b>57%</b>
<p><b><u>UPDATED:</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>▪ 01/05/2023</li> <li>▪ 01/30/2023</li> </ul>	
<b>Tasks 2- Daily project site visits with field reports and photographs</b>	<b>66%</b>
<p><b><u>UPDATED:</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 Substantial Completion Date – 04/11/2023</li> <li>• Granted Weather Days – 12 via change order #001</li> <li>• New Substantial Completion Date – 04/23/2023</li> </ul> <p><b>Project Delays:</b></p> <ul style="list-style-type: none"> <li>➤ AEP Power Transformer</li> <li>➤ Decision on Acid Tank Vault</li> <li>➤ Installation of Gas line by Texas Gas</li> </ul>	

<b>Task 3- Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)</b>	<b>53%</b>
<b>UPDATED:</b> <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>55%</b>
<b>UPDATE:</b> <b>Pay Applications #1,2,3,4,5</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>63%</b>
<b>UPDATED:</b> Coordination w/ Brownstone  <b>Completed Tasks</b> <ul style="list-style-type: none"> <li>• Interior metal studs</li> <li>• In wall MEP</li> </ul> <b>Tasks In-Progress</b> <ul style="list-style-type: none"> <li>• Above ceiling piping &amp; duct work</li> <li>• AEP &amp; Texas Gas Coordination</li> </ul> <b>30-Day Look Ahead</b> <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



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

## Invoice

Date	Invoice #
2/1/2023	40200

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**                      **January 2023**

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
<b>Construction Contract Administration, Management and Inspection</b>					
<b>Task 1</b> - Coordinate and conduct a Pre-Construction Conference	\$ 2,250.28	\$ 2,250.28	\$ -	\$ 2,250.28	100%
<b>Task 2</b> - Conduct bi-weekly construction meetings	\$ 17,660.40	\$ 11,302.66	\$ 529.81	\$ 11,832.47	67.0%
<b>Task 3</b> - Permit coordination	\$ 3,304.20	\$ 3,304.20	\$ -	\$ 3,304.20	100%
<b>Task 4</b> - Daily project site visits with field reports and photographs.	\$ 103,968.40	\$ 64,460.41	\$ 3,119.05	\$ 67,579.46	65%
<b>Task 5</b> - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 30,193.60	\$ 17,210.35	\$ 1,509.68	\$ 18,720.03	62%
<b>Task 6</b> - Change order review, negotiation, and preparation.	\$ 11,393.80	\$ 6,266.59	\$ 569.69	\$ 6,836.28	60%
<b>Task 7</b> - Review and verify contractor applications for payment	\$ 15,096.80	\$ 8,152.27	\$ 452.91	\$ 8,605.18	57%
<b>Task 8</b> - Conduct 6 and 11 month walk through and contractor follow-up	\$ 1,652.10	\$ 826.05	\$ -	\$ 826.05	50%
<b>Direct Expenses</b>	\$ 4,312.50	\$ 2,587.50	\$ 129.38	\$ 2,716.88	63%

**Supplemental #1**

<b>Task 1</b> - Conduct bi-weekly construction meetings	\$ 14,128.32	\$ 7,346.73	\$ 706.41	\$ 8,053.14	57%
<b>Task 2</b> - Daily project site visits with field reports and photographs.	\$ 101,404.80	\$ 63,885.02	\$ 3,042.15	\$ 66,927.17	66%
<b>Task 3</b> - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 22,702.16	\$ 11,351.08	\$ 681.06	\$ 12,032.14	53%
<b>Task 4</b> - Review and verify contractor applications for payment	\$ 12,077.44	\$ 6,280.27	\$ 362.32	\$ 6,642.59	55%
<b>Direct Expenses</b>	\$ 3,000.00	\$ 1,260.00	\$ 90.00	\$ 1,350.00	45%

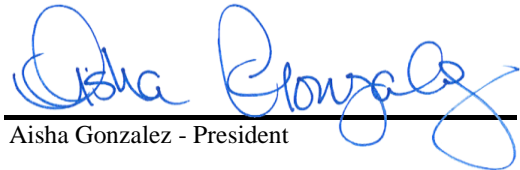
**Supplemental #2**

<b>Task 1</b> - Coordination with Subconsultant (Construction Phase & Post Construction Phase Daily Coordination)	\$ 13,444.68	\$ 7,529.02	\$ 941.13	\$ 8,470.15	63%
<b>Task 1a</b> - SUB: Brownstone Consultants	\$ 114,000.00	\$ 63,840.00	\$ 7,980.00	\$ 71,820.00	63%
<b>Task 2</b> - Monthly Coordination w/ SUB on Invoicing and Progress Reports	\$ 2,520.87	\$ 1,411.69	\$ 176.46	\$ 1,588.15	63%

**Total For This Billing Period \$20,290.05**

**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	\$271,723.85	61.7%	\$181,096.45

  
Aisha Gonzalez - President