



TRANSMITTAL

To:	Hidalgo County Health Department
Address:	1304 S 25th Ave
	Edinburg, TX 78542
Attn:	Josefina Garces

Date: 12/1/2023

Project: El Paraiso Project- Health C

We Transmit:

<input type="checkbox"/>	Herewithin
<input type="checkbox"/>	In accordance with your request
<input type="checkbox"/>	Under separate cover via _____
<input checked="" type="checkbox"/>	Attached

For Your:

<input type="checkbox"/>	Approval	<input type="checkbox"/>	Signature
<input checked="" type="checkbox"/>	Review	<input type="checkbox"/>	Record
<input type="checkbox"/>	Your Use	<input type="checkbox"/>	Information

The Following:

<input type="checkbox"/>	Submittals	<input type="checkbox"/>	Product Literature	<input type="checkbox"/>	Test Reports
<input type="checkbox"/>	Specifications	<input type="checkbox"/>	Shop Drawings	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Documents	<input type="checkbox"/>	Sample		

Item No.	Description	Copies	Date Submitted
1	November Monthly Report	1	12/1/2023
2	November Invoice	1	12/1/2023
3			

Comments: Please see attached November's invoice and monthly report for your review.

Name	Signature:	Date:
		12/1/2023



PROGRESS INVOICE

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

Invoice Date: 12/01/23
Billing Period: 11/01/23-11/30/23
Invoice Due: 12/31/23
Invoice # : 4129726
Project Name: El Paraiso Project - Health Clinic
Project #: 2022-04

FIXED FEE SERVICES

Task	Contract Fee	Billed to Date	Percent Complete	Previously Billed	Amount Due
Professional Services					
Pre-Design	\$19,608.00	\$19,608.00	100 %	\$19,608.00	\$0.00
Task 1 - Identify stakeholders and Authorities Having Jurisdiction (AHJs) & develop stakeholder register	\$1,176.00		100 %	\$1,176.00	\$0.00
Task 2 - Initial coordination and meetings with AHJs	\$2,400.00		100 %	\$2,400.00	\$0.00
Task 3 - Develop overall project schedule	\$2,352.00		100 %	\$2,352.00	\$0.00
Task 4 - Develop overall project budget	\$3,264.00		100 %	\$3,264.00	\$0.00
Task 5 - Prepare project management information system and software (PMIS)	\$960.00		100 %	\$960.00	\$0.00
Task 6 - Verify Owner Project Requirements	\$2,124.00		100 %	\$2,124.00	\$0.00
Task 7 - Assist in Selection of Project Delivery Method	\$798.00		100 %	\$798.00	\$0.00
Task 8 - Evaluate and Select Other Consultant(s)	\$2,430.00		100 %	\$2,430.00	\$0.00
Task 9 - Assist in the Development of Other Consultant(s) Contracts	\$4,104.00		100 %	\$4,104.00	\$0.00
Design Phase	\$68,103.00	\$68,103.00	100 %	\$68,103.00	\$0.00
Task 1 - Coordinate Master Site Plan Development	\$2,880.00		100 %	\$2,880.00	\$0.00
Task 2 - Bi-Weekly Design Update Meetings	\$10,728.00		100 %	\$10,728.00	\$0.00

Task 5 - Updates to Project Schedule	\$3,144.00		100 %	\$3,144.00	\$0.00
Task 6 - Site Visits	\$984.00		100 %	\$984.00	\$0.00
Task 7 - Permit Coordination	\$720.00		100 %	\$720.00	\$0.00
Task 8 - Owner Update Meetings	\$10,728.00		100 %	\$10,728.00	\$0.00
Task 9 - Update PMIS	\$4,224.00		100 %	\$4,224.00	\$0.00
Task 10 - Review of Architect/Consultant Invoices	\$2,931.00		100 %	\$2,931.00	\$0.00
Task 11 - Meetings and Coordination for Project Development	\$19,980.00		100 %	\$19,980.00	\$0.00
Task 3 - Review of Design Documents	\$8,640.00		100 %	\$8,640.00	\$0.00
Task 4 - Updates to Project Budget	\$3,144.00		100 %	\$3,144.00	\$0.00
Procurement Phase	\$22,158.00	\$18,273.60	82 %	\$11,858.40	\$6,415.20
Task 11 - Updates to Project Schedule	\$1,212.00		90 %	\$727.20	\$363.60
Task 12 - Meetings and Coordination for Project Development	\$6,660.00		90 %	\$3,996.00	\$1,998.00
Task 5 - Attend Bid Day	\$612.00		100 %	\$306.00	\$306.00
Task 4 - Coordinate issuance of any Addendum	\$876.00		100 %	\$876.00	\$0.00
Task 3 - Coordinate Pre-Bid questions/responses	\$1,254.00		100 %	\$1,254.00	\$0.00
Task 2 - Coordinate and Conduct Pre-Bid Conference	\$1,596.00		100 %	\$1,596.00	\$0.00
Task 1 - Assist in the development of the procurement packet	\$2,376.00		100 %	\$2,376.00	\$0.00
Task 10 - Updates to Project Budget	\$1,212.00		90 %	\$727.20	\$363.60
Task 9 - Coordinate issuance of NTP	\$456.00		0 %	\$0.00	\$0.00
Task 8 - Assist in contract development	\$2,520.00		0 %	\$0.00	\$0.00
Task 7 - Prepare formal recommendation	\$876.00		100 %	\$0.00	\$876.00
Task 6 - Proposal Evaluation	\$2,508.00		100 %	\$0.00	\$2,508.00
Construction Phase	\$128,774.40	\$0.00	0 %	\$0.00	\$0.00
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$2,143.20		0 %	\$0.00	\$0.00
Task 2 - Conduct/Attend bi-weekly construction meetings	\$12,139.20		0 %	\$0.00	\$0.00
Task 3 - Periodic site visits with project inspector	\$57,240.00		0 %	\$0.00	\$0.00

Task 4 - Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.)	\$10,596.00		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	\$7,080.00		0 %	\$0.00	\$0.00
Task 6 - QA/QC and execution of applications for payment	\$4,800.00		0 %	\$0.00	\$0.00
Task 7 - Create, Update, and Distribute Monthly Status Reports	\$7,524.00		0 %	\$0.00	\$0.00
Task 8 - Updates to Project Budget	\$3,636.00		0 %	\$0.00	\$0.00
Task 9 - Updates to Project Schedule	\$3,636.00		0 %	\$0.00	\$0.00
Task 10 - Meetings and Coordination for Project Development	\$19,980.00		0 %	\$0.00	\$0.00
Post-Construction Phase	\$13,866.00	\$0.00	0 %	\$0.00	\$0.00
Task 1- Punch List substantial completion and final inspection	\$6,264.00		0 %	\$0.00	\$0.00
Task 2 - Review close-out requirements and documentation submitted by the Contractor	\$1,488.00		0 %	\$0.00	\$0.00
Task 3 - Prepare and issue final reconciliation change order and provide recommendations	\$1,710.00		0 %	\$0.00	\$0.00
Task 4 - Assist in the development of warranty policies and procedures	\$4,404.00		0 %	\$0.00	\$0.00
Reimbursable					
Direct Expenses - Mileage	\$3,159.00	\$0.00	0 %	\$0.00	\$0.00

TOTAL THIS INVOICE

\$6,415.20

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.

El Paraiso Clinic | ARPA-21-340-019
PO # 853570
ACCT. # 4-1290-441-12-115-215-6-452

**Received 12/01/2023 &
Acknowledged by:**





Maritza Guerra <maritza.guerra@hchd.org>

Invoices for Bio Safety Lab & El Paraiso

1 message

Russell Solis <russell.solis@co.hidalgo.tx.us>

Tue, Dec 5, 2023 at 4:37 PM

To: Maritza Guerra <maritza.guerra@hchd.org>

Cc: Oscar Villarreal <oscar.rvillarreal@co.hidalgo.tx.us>, Rigoberto Hinojosa <rigoberto.hinojosa@hchd.org>

Good Afternoon Ms. Guerra,

Please proceed with processing the attached invoices. Should you have any questions or concerns please do not hesitate to contact me.

Respectfully,



Russell R. Solis, MPA

Division Manager, Business Services

Hidalgo County Facilities Management

3100 South Business Highway 281

Edinburg, Texas 78539

Ph. (956)289-7850 Ext: 4366

2 attachments



20231205165215427.pdf

1076K



20231205165225939.pdf

1693K

Hidalgo County Precinct 3

El Paraiso Project - Health Clinic and CRC



**Hidalgo County
Health & Human
Services Department**

**MONTHLY REPORT
November 2023**



TABLE OF CONTENTS

PROJECT BACKGROUND	3
PROJECT INFORMATION	3
PROJECT SCOPE.....	3
EXECUTIVE SUMMARY	5
FINANCIAL SUMMARY	7
PROJECT SUMMARY	7
CONSTRUCTION SUMMARY (N/A)	8
PROJECT SCHEDULE	9
PROJECT MILESTONES	9
CONSTRUCTION CONTRACT TIME OVERVIEW.....	9
PROJECT PROGRESS	10
COMPLETED TASKS	10
TASKS IN-PROGRESS	10
30-DAY LOOK AHEAD	10
ISSUES	11
OWNER ISSUES	11
CONTRACTOR ISSUES.....	11
MEETINGS	12
ATTACHMENTS	13
▪ UPDATED SCHEDULE	13

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: *NM Contractors, LLC*
- 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 procurement phase. The proposal submission deadline was scheduled for 10/25/2023 at 3:00 pm but got postponed because there was a concern that there was not going to be any bids for the project. The Purchasing Department released an addendum with the timeline modification and was followed by an official notice to extend the submission deadline to 11/01/2023.

The proposal opening took place on 11/01/2023 at the Hidalgo County Purchasing Department's large conference room. It was publicly announced that the project only received one sealed proposal from NM Contractors, LLC. The Purchasing Department reviewed the proposal to make sure it was responsive and sent the bid sheet to Brownstone for our review and recommendation on 11/06/2023.

Brownstone continued to follow up with SWSC to see if they could share the modified application and finalize the requirements to enter into a contract with a public entity. SWSC provided the modified agreement on 11/07/2023 and was immediately sent to the Purchasing Department for their review. The agreement is currently under review by the Hidalgo County Precinct No. 3 staff.

Brownstone reviewed the documents provided and started to perform our due diligence. We reviewed all the documentation provided, verified the contractor's safety record, reached out to the references provided by the contractor, and prepared a list of questions to get further clarification from the contractor. The list of questions was issued to the purchasing department on 11/08/2023 and received responses on 11/13/2023.

After receiving the responses to the questions and gathering the responses from the references (Pct. 4 and Pct. 2) Brownstone finalized the formal proposal acceptance recommendation letter and sent it to the team on 11/20/2023. The proposal was placed on the 11/28/2023 Hidalgo Commissioners Court for approval.

The proposal was approved, and it received authority to award a contract to NM Contractors, LLC for the total amount of \$6,877,000.00.

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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	05/18/23
Construction Documents	11/19/22	05/06/23	01/26/23	08/24/23
Procurement	01/26/23	08/25/23	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

- Survey and staking for the water line improvement.
- Receive Authority to Advertise
- Front End Documents Coordination
- Pre-Proposal Meeting
- Questions Response Coordination
- Review Contractor Proposal
- Provide Formal Recommendation
- Approval to Award Contract to NM Contractors

Tasks In-Progress

- Update Project Schedule
- Continue Updating Project Management Information System and Software
- Continue Meetings, coordination, & support for project development
- Procurement Phase Coordination
- Asbestos Survey Procurement
- Contract Negotiations and Award
- SWSC Agreement Coordination

30-Day Look Ahead

- Prepare Notice to Proceed
- Prepare Preconstruction Meeting Agenda
- Coordination and Approval of SWSC application with HC Purchasing
- Engage Asbestos Surveyor

ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
Proposal Submission	The project received one proposal. The proposal was deemed responsive and was accepted by Hidalgo County.	Completed
SWSC Main Water Line Improvements	Hidalgo County received the revised agreement. The agreement included the modified language as requested by the County. Currently waiting for HC approval and submission.	In-Progress
SWSC Waiver Letter	Brownstone will coordinate with the County to prepare a Fee Waiver Request Letter and send it to SWSC.	Completed (Pending Response from SWSC)

Contractor Issues

ACTIVITY	DESCRIPTION	Status

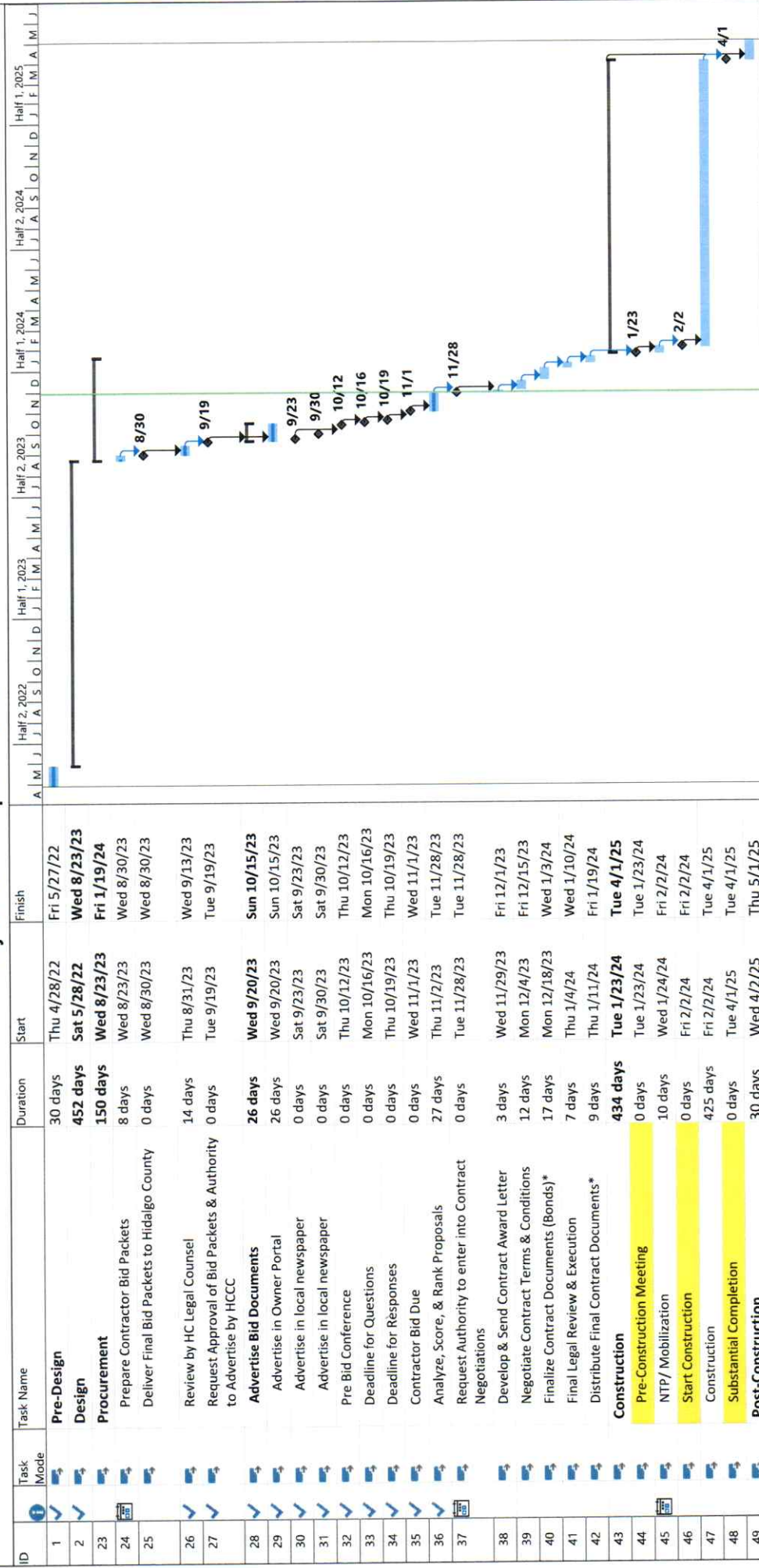
MEETINGS

No.	DESCRIPTION	Date
1	El Paraiso Bid Opening	11/01/2023
2	Paraiso Project Bi-Weekly Meeting	11/02/2023
3	SWSC Office Visit Meeting	11/02/2023
4	Internal Proposal Questions Development Meeting	11/06/2023
5	Paraiso Project Bi-Weekly Meeting	11/16/2023
6	Paraiso Project Bi-Weekly Meeting	11/30/2023

ATTACHMENTS

- Updated Schedule

Hidalgo County El Paraiso Project - Precinct 3 Project Schedule Update - November 2023



Project: Preliminary Project Sch
Date: Thu 11/30/23

Legend:

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