

February 6, 2024

Eduardo Olivarez, Health Director  
 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 2024 on the subject referenced project.

The following is attached:

- Invoice No. 40228

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>95%</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>▪ 01/03/2024 – Weekly</li> <li>▪ 01/11/2024 – Weekly</li> <li>▪ 01/18/2024 – Weekly</li> <li>▪ 01/25/2024 – Weekly</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>96%</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>• <i>New Substantial Completion Date: 04/23/2023</i></li> <li>• <b>Project Delays:</b> <ul style="list-style-type: none"> <li>➢ AEP Power Transformer</li> <li>➢ Installation of Gas line by Texas Gas</li> <li>➢ Delivery of Transformer</li> </ul> </li> </ul>	
<b>Tasks 5 – Project documentation review/document control (shop drawings, submittals, CMT reports, Samples, etc.)</b>	<b>95%</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>97%</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>97%</b>
<p><b><u>UPDATE:</u></b></p> <p>Review and Approval</p>	

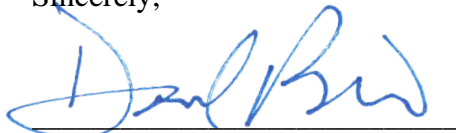
<ul style="list-style-type: none"> <li>• Pay Applications #1,2,3,4,5,6,7</li> </ul>	
<b>Task 8 – Conduct 6 and 11 months walk through and contractor follow-up</b>	<b>95%</b>
<p><b><u>UPDATE:</u></b> B2Z has conducted the 6-month review of the project and can confirm that project is within schedule/budget and Contractor is complying with all contractual requirements.</p>	

<b>Supplemental #1 to WA#3</b>	<b>% Complete</b>
<b>Task 1 – Conduct Bi-Weekly Construction Meetings</b>	<b>95%</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>▪ 01/03/2024 – Weekly</li> <li>▪ 01/11/2024 – Weekly</li> <li>▪ 01/18/2024 – Weekly</li> <li>▪ 01/25/2024 – Weekly</li> </ul>	
<b>Tasks 2- Daily project site visits with field reports and photographs</b>	<b>96%</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 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>➤ 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>95%</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>95%</b>
<b>UPDATE:</b> <b>Pay Applications #1,2,3,4,5,6,7</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>95%</b>
<b>UPDATED:</b> Coordination w/ Brownstone  <b>Completed Tasks</b> <ul style="list-style-type: none"> <li>• Installation of drywall</li> </ul> <b>Tasks In-Progress</b> <ul style="list-style-type: none"> <li>• Tape, float, texture of walls</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,



David Rivera  
Project Manager  
B2Z Engineering, LLC



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

## Invoice

Date	Invoice #
2/6/2024	40228

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

<b>Billing Period</b>		<b>January 2024</b>				
<b>Description</b>	<b>Contract</b>	<b>Previous Applications</b>	<b>Current Completed</b>	<b>Total Completed</b>	<b>% Complete</b>	
<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	\$ 16,600.78	\$ 176.60	\$ 16,777.38	95.0%	
<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	\$ 98,769.98	\$ 1,039.68	\$ 99,809.66	96%	
<b>Task 5</b> - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 30,193.60	\$ 28,080.05	\$ 603.87	\$ 28,683.92	95%	
<b>Task 6</b> - Change order review, negotiation, and preparation.	\$ 11,393.80	\$ 10,824.11	\$ 227.88	\$ 11,051.99	97%	
<b>Task 7</b> - Review and verify contractor applications for payment	\$ 15,096.80	\$ 14,341.96	\$ 301.94	\$ 14,643.90	97%	
<b>Task 8</b> - Conduct 6 and 11 month walk through and contractor follow-up	\$ 1,652.10	\$ 1,569.50	\$ -	\$ 1,569.50	95%	
<b>Direct Expenses</b>	\$ 4,312.50	\$ 3,751.88	\$ 215.62	\$ 3,967.50	92%	

**Supplemental #1**

<b>Task 1</b> - Conduct bi-weekly construction meetings	\$ 14,128.32	\$ 13,139.34	\$ 282.56	\$ 13,421.90	95%
<b>Task 2</b> - Daily project site visits with field reports and photographs.	\$ 101,404.80	\$ 95,320.51	\$ 2,028.10	\$ 97,348.61	96%
<b>Task 3</b> - Project documentation review/document control (shop drawings, submittals, CMT Reports, Samples, etc.)	\$ 22,702.16	\$ 20,431.94	\$ 1,135.11	\$ 21,567.05	95%
<b>Task 4</b> - Review and verify contractor applications for payment	\$ 12,077.44	\$ 11,111.24	\$ 362.33	\$ 11,473.57	95%
<b>Direct Expenses</b>	\$ 3,000.00	\$ 2,700.00	\$ 150.00	\$ 2,850.00	95%

**Supplemental #2**

<b>Task 1</b> - Coordination with Subconsultant (Construction Phase & Post Construction Phase Daily Coordination)	\$ 13,444.68	\$ 12,772.45	\$ -	\$ 12,772.45	95%
<b>Task 1a</b> - SUB: Brownstone Consultants	\$ 114,000.00	\$ 108,300.00	\$ -	\$ 108,300.00	95%
<b>Task 2</b> - Monthly Coordination w/ SUB on Invoicing and Progress Reports	\$ 2,520.87	\$ 2,394.83	\$ -	\$ 2,394.83	95%

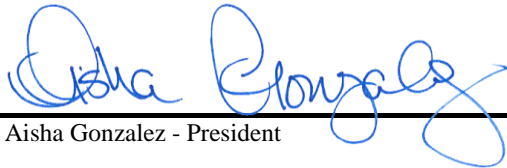
---

**Total For This Billing Period** **\$6,523.69**

---

**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	\$431,851.81	92.7%	\$34,734.85



---

Aisha Gonzalez - President