



TRANSMITTAL

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

Date: 2/1/2024

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	January Monthly Report	1	2/1/2024
2	January Invoice	1	2/1/2024
3			

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

Name	Signature:	Date:
		2/1/2024



Maritza Guerra <maritza.guerra@hchd.org>

Approval for El Paraiso Invoice - Brownstone - January

4 messages

Maritza Guerra <maritza.guerra@hchd.org>

Mon, Feb 5, 2024 at 11:26 AM

To: Oscar Villarreal <oscar.rvillarreal@co.hidalgo.tx.us>, Russell Solis <russell.solis@co.hidalgo.tx.us>, Ariel De La Fuente <ariel.delafuente@co.hidalgo.tx.us>

Cc: Eduardo Olivarez <eduardo.olivarez@hchd.org>, Rigoberto Hinojosa <rigoberto.hinojosa@hchd.org>

Good afternoon Mr. Villareal,

Attached is the January Invoice and Monthly Report from Brownstone for your review and approval in regards to El Paraiso.

--

Thank you,

Maritza Guerra

Accountant II

Hidalgo County Health Department

1304 S. 25th Avenue

Edinburg, Texas 78542

Phone: (956) 292-7000 Ext. 7224

maritza.guerra@hchd.org

2 attachments



01 EPP - January Monthly Report (1).pdf
1967K



El Paraiso Health Clinic - January 24 Invoice (2).pdf
1821K

Oscar Villarreal <oscar.rvillarreal@co.hidalgo.tx.us>

Wed, Feb 7, 2024 at 10:52 AM

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

Cc: Russell Solis <russell.solis@co.hidalgo.tx.us>, Ariel De La Fuente <ariel.delafuente@co.hidalgo.tx.us>, Eduardo Olivarez <eduardo.olivarez@hchd.org>, Rigoberto Hinojosa <rigoberto.hinojosa@hchd.org>

Maritza,

Please be advised that I have reviewed the invoice attached and agree/approve for payment. Let me know if you have any questions regarding this invoice.

Oscar V.

[Quoted text hidden]

[Quoted text hidden]

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, business-confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material from all of your systems.

--
Oscar Rene Villarreal
Director for Facilities Management
Hidalgo County, Executive Office
oscar.villarreal@co.hidalgo.tx.us

Russell Solis <russell.solis@co.hidalgo.tx.us> Wed, Feb 7, 2024 at 10:54 AM
To: Maritza Guerra <maritza.guerra@hchd.org>
Cc: Oscar Villarreal <oscar.villarreal@co.hidalgo.tx.us>, Ariel De La Fuente <ariel.delafuente@co.hidalgo.tx.us>, Eduardo Olivarez <eduardo.olivarez@hchd.org>, Rigoberto Hinojosa <rigoberto.hinojosa@hchd.org>

Good Afternoon Ms. Guerra,

Attached is the approved invoice. Please proceed with processing.

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

On Mon, Feb 5, 2024 at 11:27 AM Maritza Guerra <maritza.guerra@hchd.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

 **20240207111205621.pdf**
1079K

Maritza Guerra <maritza.guerra@hchd.org> Wed, Feb 7, 2024 at 11:01 AM
To: Russell Solis <russell.solis@co.hidalgo.tx.us>
Cc: Oscar Villarreal <oscar.villarreal@co.hidalgo.tx.us>, Ariel De La Fuente <ariel.delafuente@co.hidalgo.tx.us>, Eduardo Olivarez <eduardo.olivarez@hchd.org>, Rigoberto Hinojosa <rigoberto.hinojosa@hchd.org>

Good morning Mr. Villareal and Mr. Solis,

Received. Thank you for your help.

[Quoted text hidden]



PROGRESS INVOICE

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

Invoice Date: 02/01/24
Billing Period: 01/01/24-01/31/24
Invoice Due: 03/02/24
Invoice # : 4141024
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	\$22,158.00	100%	\$21,930.00	\$228.00
Task 11 - Updates to Project Schedule	\$1,212.00		100%	\$1,212.00	\$0.00
Task 12 - Meetings and Coordination for Project Development	\$6,660.00		100%	\$6,660.00	\$0.00
Task 5 - Attend Bid Day	\$612.00		100%	\$612.00	\$0.00
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		100%	\$1,212.00	\$0.00
Task 9 - Coordinate issuance of NTP	\$456.00		100%	\$228.00	\$228.00
Task 8 - Assist in contract development	\$2,520.00		100%	\$2,520.00	\$0.00
Task 7 - Prepare formal recommendation	\$876.00		100%	\$876.00	\$0.00
Task 6 - Proposal Evaluation	\$2,508.00		100%	\$2,508.00	\$0.00
Construction Phase	\$128,774.40	\$4,365.84	3%	\$0.00	\$4,365.84
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$2,143.20		100%	\$0.00	\$2,143.20
Task 2 - Conduct/Attend bi-weekly construction meetings	\$12,139.20		5%	\$0.00	\$606.96
Task 3 - Periodic site visits with project inspector	\$57,240.00		1%	\$0.00	\$572.40

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		3%	\$0.00	\$225.72
Task 8 - Updates to Project Budget	\$3,636.00		3%	\$0.00	\$109.08
Task 9 - Updates to Project Schedule	\$3,636.00		3%	\$0.00	\$109.08
Task 10 - Meetings and Coordination for Project Development	\$19,980.00		3%	\$0.00	\$599.40
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

\$4,593.84

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
P.O. # 853570
ACCT. # 4-1290-441-12-115-215-6-452

**Received 02/01/2024 &
Acknowledged by:**


Eduardo Olivarez

Hidalgo County Precinct 3

El Paraiso Project - Health Clinic and CRC



Hidalgo County
Health & Human
Services Department

MONTHLY REPORT
January 2024



TABLE OF CONTENTS

PROJECT BACKGROUND	3
PROJECT INFORMATION	3
PROJECT SCOPE	3
EXECUTIVE SUMMARY	5
FINANCIAL SUMMARY.....	7
PROJECT SUMMARY* (PENDING CONTRACTORS SCHEDULE OF VALUES).....	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
▪ NM'S PRELIMINARY 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 Contracting, 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.

The rest of this page is left intentionally blank.

EXECUTIVE SUMMARY

The project is currently in the construction phase. The project's preconstruction meeting took place on 01/10/2024 at 351 W Dawes Ave, Alton, Texas. Representatives from NM Contracting, Brownstone, ERO, Halff, and Hidalgo County attended the meeting to discuss all the future project requirements and the expectation moving forward.

The project team proceeded with a site visit after the preconstruction meeting to look at the existing conditions of the site and facilities. After the coordination concluded the contractor started to mobilize and started to install the project's signs and to bring in storage trailers. A notice to proceed was not issued after the meeting concluded because the County was still pending PO releases from Hidalgo County Precinct No. 3 and final ARPA review.

Brownstone continued to coordinate with all the stakeholders to make sure all the project requirements were met and to make sure the project continued to move forward. On 01/1/2024 NM contracting scheduled a preconstruction meeting for their project team and subcontractors. Brownstone attended the meeting and participated on the County's behalf to provide any clarification needed.

Additionally, NM Contracting scheduled a furniture coordination meeting on 01/19/2024 where their furniture consultant, ERO, and Brownstone were invited to discuss the furniture matrix and to make sure all the furniture was ordered on time. The team reviewed the proposal provided by NM's consultant and found a few discrepancies, but everything was clarified after the meeting was finalized.

Brownstone continued to coordinate with SWSC and precinct No. 3 to make sure the agreement was executed. Brownstone requested a coordination meeting on 01/19/2024 but SWSC re-scheduled the meeting for 01/22/2024. The meeting took place at the SWSC office where the revised agreement was discussed and the items that were pending submission. Hidalgo County Pct. 3 is going to request a PO to release the application fees to be able to finalize the application submission.

The County was able to finalize the procurement of the Asbestos Survey consultant AAMECC LLC. They completed the survey and took several material

samples. A report was provided to the team on 01/29/2024 which concluded that no Asbestos was found in the buildings. Brownstone distributed the report the NM Contracting so they can know how to proceed with the demolition of the building.

The rest of this page is left intentionally blank.

FINANCIAL SUMMARY

Project Summary* (Pending Contractors Schedule of Values)

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	01/10/24
Construction	04/27/23	01/25/24*	04/21/24	
Post-construction			05/21/24	

Construction Contract Time Overview

Notice to Proceed Date: 01/31/2024

Original Contract Time: 425 working calendar days

Total Rain Days: 0

Change Order Approved Days: 0

Total Approved Additional Days: 0

Pending Additional Days: 0

Original Completion Date: 03/07/25*

New Completion Date:

Proposed Potential Completion Date: 03/07/25*

PROJECT PROGRESS

Completed Tasks

- Review Contractor Proposal
- Provide Formal Recommendation
- Approval to Award Contract to NM Contractors
- Contract Negotiations and Award
- Pre-Construction Meeting with Contractor
- Coordination with ERO to Renew Their Contract
- Asbestos Survey Procurement
- SWSC Coordination Meeting with Pct. No. 3

Tasks In-Progress

- Update Project Schedule
- Continue Updating Project Management Information System and Software
- Continue Meetings, coordination, & support for project development
- Contractor Mobilization
- Magic Valley Coordination

30-Day Look Ahead

- Start Construction
- Coordination and Approval of SWSC application
- Finalize Asbestos Report

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
Contractor Sam.gov registration	The contractors Sam.gov registration expired and the purchasing department was unable to move forward with the procurement process.	Completed

Contractor Issues

ACTIVITY	DESCRIPTION	Status

MEETINGS

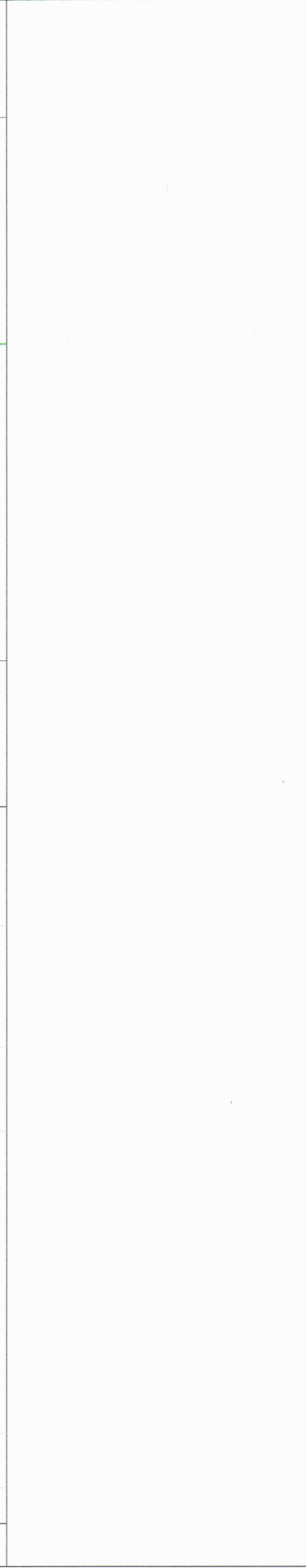
No.	DESCRIPTION	Date
1	Internal Coordination Meeting for Project Kick off	01/04/2024
2	Paraiso Pre-Construction Meeting w/ Contractor	01/10/2024
3	Paraiso Pre-Construction Site Coordination Meeting	01/10/2024
4	NM's Pre-Con with Subcontractors	01/19/2024
5	El Paraiso Furniture Coordination Meeting	01/19/2024
6	El Paraiso SWSC/Pct. 3 Coordination Meeting	01/22/2024
7	El Paraiso Project Update Meeting	01/25/2024

ATTACHMENTS

- Updated Schedule
- NM's Preliminary Schedule

**Hidalgo County
El Paraiso Project - Precinct 3
Project Schedule Update - January 2024**

ID	Task Mode	Task Name	Duration	Start	Finish	2022	2023	2024	2025
1	✓	Pre-Design	30 days	Thu 4/28/22	Fri 5/27/22	H1	H1	H1	H2
2	✓	Design	452 days	Sat 5/28/22	Wed 8/23/23	H1	H1	H1	H2
23	✓	Procurement	137 days	Wed 8/23/23	Sat 1/6/24	H1	H1	H1	H2
43	✓	Construction	454 days	Wed 1/10/24	Tue 4/8/25	H1	H1	H1	H2
44	✓	Pre-Construction Meeting	0 days	Wed 1/10/24	Wed 1/10/24	H1	H1	H1	H2
45	✓	NTP/ Mobilization	10 days	Wed 1/31/24	Fri 2/9/24	H1	H1	H1	H2
46	✓	Start Construction	0 days	Fri 2/9/24	Fri 2/9/24	H1	H1	H1	H2
47	✓	Construction	425 days	Fri 2/9/24	Tue 4/8/25	H1	H1	H1	H2
48	✓	Substantial Completion	0 days	Tue 4/8/25	Tue 4/8/25	H1	H1	H1	H2
49	✓	Post-Construction	30 days	Wed 4/9/25	Thu 5/8/25	H1	H1	H1	H2



Project: Preliminary Project Sch
Date: Wed 1/31/24

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 Tasks External Milestone

Deadline Progress Manual Progress

