

February 16, 2024

RE: Invoice #2024-047 & Invoice #2024-048

ERO Architects is submitting invoice #2024-047 and Invoice #2024-048 for Architectural Services provided under the AIA B101-2017 Agreement between Owner and Architect C-21-0723-12-28 for the El Paraiso Project.

Article 11.1.3 The Architect shall be paid Seven Percent (7)% of the Contractor's final awarded bid amount of \$6,877,000.00, which totals \$481,390.00. The Construction Administration Phase total is \$96,278.00 ($\$481,390.00 \times 20\%$ (CA Phase) = \$96,278.00).

Based on G802 Amendment 004 to the Professional Services Agreement, the owner shall compensate the Architect \$96,278.00 for Construction Administration Services, divided by 16 months, December 28, 2023, through April 28, 2025, equals a monthly progress payment of \$6,017.37 as follows:

Health Care & Indigent Care Clinic	\$2,296.87
<u>Community Resource Center</u>	<u>\$3,720.50</u>
Monthly Progress Payment Total	\$6,017.37

Services under this phase include, but are not limited to:

- Attending Progress Meetings
- Responding to Submittals
- Responding to Requests for Information, RFI's
- Evaluating Work completed by the Contractor
- Certifying Contractor's Payment Applications
- Ordering changes in the Work and Construction Change Directives
- Determining Substantial completion
- Reviewing Closeout Documents

Respectfully submitted,



Brian Godinez
Principal
ERO Architects



P.O. Box 720428
 McAllen, TX 78504
 Tel. (956) 661-0400

Invoice

Date	Invoice #
3/10/2024	2024-047

Bill To
Jasmin A. Cantu Contract Specialist III Hidalgo County Purchasing Dept. 2802 S. Business Hwy 281 Edinburg, TX 78539

P.O. No.	Terms	Project
	Net 30	21087 - El Paraiso Building

Architectural Services						
Project Phase	Fee by Pha...	Prev. Billed	% Prev. Bill...	% This Bill	Total % Billed	Inv. Amt.
Health Care and Indigent Care - 7% of \$3,522,833 (estimate) = \$246,598.31 x 85% (DD, CD, BN, CA Phase) = \$209,608.56						
Design Development Phase (20%)	49,319.66	49,319.66	100.00%	0.00%	100.00%	0.00
Construction Documents Phase (40%)	98,639.32	98,639.32	100.00%	0.00%	100.00%	0.00
Bidding/Negotiation Phase (5%)	12,329.92	12,329.92	100.00%	0.00%	100.00%	0.00
7% of \$2,625,000 = \$183,750 x 20% (CA Phase only) = \$36,750 divided by 16 months = \$2,296.87 monthly						
Construction Admin. Phase (20%) - February 2024	36,750.00	2,296.87	6.25%	6.25%	12.50%	2,296.87
Supplemental Services:						
IT/AV	5,000.00	4,000.00	80.00%	0.00%	80.00%	0.00
Landscape	5,060.00	4,048.00	80.00%	0.00%	80.00%	0.00
FF & E	16,000.00	12,800.00	80.00%	0.00%	80.00%	0.00
Accessibility Checks and Controls, LLC Inv 32 - TDLR Registration and Plan Review						875.00
Multiplier: \$ 875 x %						43.75

Total	\$3,215.62
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Approved
David Chacon, PE
 03/14/2024

El Paraiso Health Clinic Improvement Project
 ARPA-21-340-019
 Acct # 4-1290-441-12-115-215-6-452

Accessibility Checks and Controls, LLC

Invoice

401 SOUTHGATE CIR
Weslaco, TX 78596-7024

Date	Invoice #
9/13/2023	32

Bill To
ERO Architects PO Box 720428 McAllen, Tx. 78504

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	TABS Plan Review of Hid Co El Paraiso Project- TABS2024000830	700.00	700.00
1	TDLR Registration fee.	175.00	175.00

Please remit to above address.	Total	\$875.00
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