



PROGRESS INVOICE

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

Invoice Date: 04/01/24
 Billing Period: 03/01/24-03/31/24
 Invoice Due: 05/01/24
 Invoice #: 4155089
 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

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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%	\$22,158.00	\$0.00
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%	\$456.00	\$0.00
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	\$20,267.95	16%	\$11,947.44	\$8,320.51
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$2,143.20		100%	\$2,143.20	\$0.00
Task 2 - Conduct/Attend bi-weekly construction meetings	\$12,139.20		16%	\$1,213.92	\$728.35
Task 3 - Periodic site visits with project inspector	\$57,240.00		16%	\$5,724.00	\$3,434.40

Task 4 - Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.)	\$10,596.00		14%	\$635.76	\$847.68
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		14%	\$144.00	\$528.00
Task 7 - Create, Update, and Distribute Monthly Status Reports	\$7,524.00		14%	\$451.44	\$601.92
Task 8 - Updates to Project Budget	\$3,636.00		14%	\$218.16	\$290.88
Task 9 - Updates to Project Schedule	\$3,636.00		14%	\$218.16	\$290.88
Task 10 - Meetings and Coordination for Project Development	\$19,980.00		14%	\$1,198.80	\$1,598.40
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 recommendati	\$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

\$8,320.51

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 04/01/2024 &
Acknowledged by:

Eduardo Olivarez

Brownstone Consultants, LLC
P.O. Box 3898 | McAllen, TX | 78505 | 956.307.3057



Hidalgo County Precinct 3 El Paraiso Project – Health Clinic & CRC



MONTHLY REPORT
March 2024

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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.

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EXECUTIVE SUMMARY

The project is in the early stages of construction. The contractor has progressed with the construction process and has completed the demolition of the existing concrete foundations, septic tanks, asphalt pavement, and sidewalk on the south side of the property.

NM Contracting has completed five (5) lifts for Pad A (Health Clinic) and four (4) lifts for Pad B (CRC). They have passed all density and moisture tests. NM Contracting has mobilized Barrera Plumbing, Benmar Electric, and Maverick Concrete, and they are preparing to install electrical and plumbing rough-in for the building pad.

NM Contracting has submitted material submittal packages to the architect, and submittals are being processed on time. The design team has closed 3 Request for Information (RFI's).

The scheduled OAC meeting has been taking place via Microsoft Teams and in person. The last in-person OAC meeting was on 03/28/2024 at the Hidalgo County Pct. No. 3 office. The OAC was followed by a site visit.

Brownstone Consultants coordinated the Payment Application requirements with the contractor, Hidalgo County Purchasing, Budget, Health, and Precinct Departments to ensure that all the information provided is accurate, avoiding any possible issues with the auditors.

Brownstone Consultants continued to perform daily site visits to inspect the construction progress visually. They assisted in coordination between the contractor and the County. Also, Brownstone coordinated the delivery of the project materials board for the County's review and approval.

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FINANCIAL SUMMARY

Construction Summary (N/A)

Original Contract Amount	\$6,877,000		
Change Orders	\$0.00		
Contract Amount to Date	\$6,877,000		
Total To Date	\$369,469.63		
Retainage	\$18,473.48		
Total Due Less Retainage	\$350,996.15		
Less Previous Payments	\$0.00		
Current Payment Due	\$350,996.15		

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: 02/12/2024

Original Contract Time: 425 working calendar days

Total Rain Days: 4

Change Order Approved Days: 0

Total Approved Additional Days: 0

Pending Additional Days: 0

Original Completion Date: 04/12/25*

New Completion Date:

Proposed Potential Completion Date: 04/12/25*

PROJECT PROGRESS

Completed Tasks

- Demolition
 - Asphalt
 - Septic Tank
- Finalized installation of SW3P Devices
- Removal of Concrete Debris
- Site Clearing and Rough Grading
- Relocation of Security Chain Link Fence
- Completed 5 lifts and passed compaction for pad A (Heath Clinic)
- Completed 4 lifts and passed compaction for pad B (CRC)



Tasks In-Progress

- Brownstone continues performing daily site Inspections
- Brownstone continues Updating Project Management Information System and Software
- Brownstone continues Meetings, coordination, & support for project development
- Brownstone continues to coordinate the issuance of the septic tank permit
- Brownstone continues to coordinate ASI 02
- Magic Valley Coordination
- Plumbing rough in (underground)
- Electrical Rough in (underground)
- Building mock-up
- Excavation of detention pond





30-Day Look Ahead

- Concrete building pad
- Project Mockup
- Plumbing rough in
- Electrical Rough in
- Completion of detention pond

ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
Septic Tank	The original septic tank design for both buildings had a +5,000 gal/day flow that was triggering a TCEQ permit. Halff revised the calculations using water saving devices. The new flow is less than the 5,000 gal/day threshold. Currently waiting on Hidalgo County to provide comments.	Resolved
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 Issues

ACTIVITY	DESCRIPTION	Status

MEETINGS

No.	DESCRIPTION	Date
1	Septic Tank Discussion (On site Soil Testing)	03/01/2024
2	El Paraiso Internal Coordination Meeting	03/04/2024
3	Pay App #01 Meeting	03/14/2024
4	El Paraiso Bi-Weekly OAC Meeting	03/14/2024
5	Pay App #01 Meeting	03/21/2024
6	El Paraiso Color Selections and Material Board Review	03/25/2024
7	El Paraiso Internal Coordination Meeting	03/20/2024
8	Internal Pay App Coordination Meeting	03/21/2024
9	El Paraiso Landscaping Modification Meeting	03/27/2024
10	El Paraiso Subcontractor Pre-Con Meeting On Site	03/27/2024
11	El Paraiso Bi-Weekly OAC Meeting	03/28/2024

ATTACHMENTS

- **Project Monthly Summary Report**
- **Weather Delay Log**

