

Task 3 - Review of Design Documents	\$5,760.00		100%	\$5,760.00	\$0.00
Task 4 - Updates to Project Budget	\$2,096.00		100%	\$2,096.00	\$0.00
Task 5 - Updates to Project Schedule	\$2,096.00		100%	\$2,096.00	\$0.00
Task 6 - Site Visits	\$656.00		100%	\$656.00	\$0.00
Task 7 - Permit Coordination	\$480.00		100%	\$480.00	\$0.00
Task 8 - Owner Update Meetings	\$7,152.00		100%	\$7,152.00	\$0.00
Task 9 - Update PMIS	\$2,816.00		100%	\$2,816.00	\$0.00
Task 10 - Review of Architect/Consultant Invoices	\$1,954.00		100%	\$1,954.00	\$0.00
Task 11 - Meetings and Coordination for Project Development	\$13,320.00		100%	\$13,320.00	\$0.00
Procurement Phase	\$14,772.00	\$14,772.00	100%	\$14,772.00	\$0.00
Task 1 - Assist in the development of the procurement packet	\$1,584.00		100%	\$1,584.00	\$0.00
Task 2 - Coordinate and Conduct Pre-Bid Conference	\$1,064.00		100%	\$1,064.00	\$0.00
Task 3 - Coordinate Pre-Bid questions/responses	\$836.00		100%	\$836.00	\$0.00
Task 4 - Coordinate issuance of any Addendum	\$584.00		100%	\$584.00	\$0.00
Task 5 - Attend Bid Day	\$408.00		100%	\$408.00	\$0.00
Task 6 - Proposal Evaluation	\$1,672.00		100%	\$1,672.00	\$0.00
Task 7 - Prepare formal recommendation	\$584.00		100%	\$584.00	\$0.00
Task 8 - Assist in contract development	\$1,680.00		100%	\$1,680.00	\$0.00
Task 9 - Coordinate issuance of NTP	\$304.00		100%	\$304.00	\$0.00
Task 10 - Updates to Project Budget	\$808.00		100%	\$808.00	\$0.00
Task 11 - Updates to Project Schedule	\$808.00		100%	\$808.00	\$0.00
Task 12 - Meetings and Coordination for Project Development	\$4,440.00		100%	\$4,440.00	\$0.00
Construction Phase	\$85,849.60	\$18,165.97	21%	\$13,511.97	\$4,654.00
Task 1 - Coordinate and conduct a Pre-Construction Conference	\$1,428.80		100%	\$1,428.80	\$0.00
Task 2 - Conduct/Attend bi-weekly construction meetings	\$8,092.80		21%	\$1,294.85	\$404.64
Task 3 - Periodic site visits with project inspector	\$38,160.00		21%	\$6,105.60	\$1,908.00

Task 4 - Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.)	\$7,064.00		21%	\$988.96	\$494.48
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	\$4,720.00		0%	\$0.00	\$0.00
Task 6 - QA/QC and execution of applications for payment	\$3,200.00		21%	\$448.00	\$224.00
Task 7 - Create, Update, and Distribute Monthly Status Reports	\$5,016.00		21%	\$702.24	\$351.12
Task 8 - Updates to Project Budget	\$2,424.00		21%	\$339.36	\$169.68
Task 9 - Updates to Project Schedule	\$2,424.00		21%	\$339.36	\$169.68
Task 10 - Meetings and Coordination for Project Development	\$13,320.00		21%	\$1,864.80	\$932.40
Post-Construction Phase	\$9,244.00	\$0.00	0%	\$0.00	\$0.00
Task 1- Punch List substantial completion and final inspection	\$4,176.00		0%	\$0.00	\$0.00
Task 2 - Review close-out requirements and documentation submitted by the Contractor	\$992.00		0%	\$0.00	\$0.00
Task 3 - Prepare and issue final reconciliation change order and provide recommendations	\$1,140.00		0%	\$0.00	\$0.00
Task 4 - Assist in the development of warranty policies and procedures	\$2,936.00		0%	\$0.00	\$0.00
Reimbursable					
Direct Expenses - Mileage	\$2,106.00	\$0.00	0%	\$0.00	\$0.00

TOTAL THIS INVOICE

\$4,654.00

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.

INVOICE RECEIVED BY

ASV ON 5/1/24

GOODS/SERVICES RECEIVED BY

Comm. Del. Inc. ON 4/1-30/2024

4-1290-441-19-115-264-3-730



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



MONTHLY REPORT
April 2024

TABLE OF CONTENTS

PROJECT BACKGROUND	3
PROJECT INFORMATION	3
PROJECT SCOPE.....	3
EXECUTIVE SUMMARY	5
FINANCIAL SUMMARY	7
CONSTRUCTION SUMMARY (N/A)	7
PROJECT SCHEDULE	8
PROJECT MILESTONES	8
CONSTRUCTION CONTRACT TIME OVERVIEW	8
PROJECT PROGRESS	9
COMPLETED TASKS	9
TASKS IN-PROGRESS	10
30-DAY LOOK AHEAD	11
ISSUES	12
OWNER ISSUES	12
CONTRACTOR ISSUES.....	12
MEETINGS	13
ATTACHMENTS	14
• PROJECT MONTHLY SUMMARY REPORT.....	14

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 still in the early stages of construction, and NM Contracting has hired Barrera Plumbing to install the sanitary sewer rough-in for both the CRC and Heath Clinic. The inspections for both buildings' sanitary sewer passed along with all density and moisture tests above rough-in sanitary sewer. Meanwhile, JR Garcia has started installing RCP, manholes, and inlets for the stormwater system, while Benmar Electric began trenching and installing electrical rough-ins for both the CRC and Health Clinic. Maverick Concrete has also begun mobilizing in preparation for pouring the building pads.

NM Contracting has submitted multiple material submittal packages to the architect, and the design team has closed six Request for Information (RFI's). The scheduled OAC meeting has been taking place via Microsoft Teams and in person, with the last in-person OAC meeting held at the Hidalgo County Pct. No. 3 office on 04/24/2024, followed by a site visit.

Brownstone Consultants coordinated the Payment Application requirements with the contractor, ERO, Hidalgo County Precinct 3, Hidalgo County Purchasing, Budget, and Health Departments to ensure that all the information provided is accurate, avoiding any possible issues with the auditors. Pay applications 1 and 2 went to commissioner court for approval on 04/30/2024.

Brownstone Consultants continued to coordinate the County's permit requirements with the contractor. Also, Brownstone continued performing daily site visits to visually inspect the construction progress and coordinate the delivery of the project materials board for the County's review and approval.

The rest of this page is left intentionally blank.

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	\$669,254.99		
Retainage	\$33,462.75		
Total Due Less Retainage	\$635,792.24		
Less Previous Payments	\$350,996.15		
Current Payment Due	\$284,796.09		

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: 5

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

- Installation of sanitary sewer rough in (Heath Clinic)
- Installation of sanitary sewer rough in (CRC)
- Detention Pond



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
- Swell On North Fence Line
- Stormwater System Installation
- Trenching in preparation for foundation pour



30-Day Look Ahead

- Concrete building pad
- Project Mockup
- Complete Plumbing Rough-in
- Complete Electrical Rough-in

ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
Dust Control	Brownstone Consultants has requested that the contractor comply with the dust control for the project. The County is concerned that the neighbors will be complaining.	In-Progress
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
David Bacon Posters	The contractor has failed to post the David Bacon posters on the construction project board. Brownstone has directed the contractor to place the posters multiple times.	In-Progress

Contractor Issues

ACTIVITY	DESCRIPTION	Status

MEETINGS

No.	DESCRIPTION	Date
1	Internal Pay app #02 Meeting	04/02/2024
2	El Paraiso Pay app #02 Meeting	04/03/2024
3	El Paraiso Internal Schedule Review	04/03/2024
4	El Paraiso Second Access Coordination Meeting	04/04/2024
5	El Paraiso Daily Report Review	04/07/2024
6	Internal Daily Report Review Meeting	04/08/2024
7	El Paraiso Bi-Weekly OAC Meeting	04/11/2024
8	Internal Submittal Review/Updates Meeting	04/15/2024
9	Concrete Slab Pre-Construction Meeting	04/16/2024
10	El Paraiso Submittal Review Meeting	04/17/2024
11	El Paraiso Internal Pay app Meeting	04/18/2024
12	El Paraiso internal Coordination Meeting	04/19/2024
13	El Paraiso Internal Review of Pay App 1 & 2	04/22/2024
14	Temporary power coordination Meeting (Magic Valley)	04/24/2024
15	El Paraiso Bi-Weekly OAC Meeting	04/25/2024

ATTACHMENTS

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

