



TRANSMITTAL

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

Date: 6/3/2024

Project: El Paraiso Project-Health Clinic

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	May Monthly Report	1	6/3/2024
2	May Invoice	1	6/3/2024
3			

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

Name	Signature:	Date:
		6/3/2024



PROGRESS INVOICE

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

Invoice Date: 06/03/24
 Billing Period: 05/01/24-05/31/24
 Invoice Due: 07/03/24
 Invoice #: 4170976
 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
<i>Professional Services</i>					
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%	\$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	\$36,325.54	28%	\$27,248.95	\$9,076.59
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		28%	\$2,549.23	\$849.75
Task 3 - Periodic site visits with project inspector	\$57,240.00		28%	\$12,020.40	\$4,006.80

Task 4 - Document Control (RFI's, Submittals, Shop Drawings, CMT Reports, etc.)	\$10,596.00		28%	\$2,225.16	\$741.72
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		10%	\$0.00	\$708.00
Task 6 - QA/QC and execution of applications for payment	\$4,800.00		28%	\$1,008.00	\$336.00
Task 7 - Create, Update, and Distribute Monthly Status Reports	\$7,524.00		28%	\$1,580.04	\$526.68
Task 8 - Updates to Project Budget	\$3,636.00		28%	\$763.56	\$254.52
Task 9 - Updates to Project Schedule	\$3,636.00		28%	\$763.56	\$254.52
Task 10 - Meetings and Coordination for Project Development	\$19,980.00		28%	\$4,195.80	\$1,398.60
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

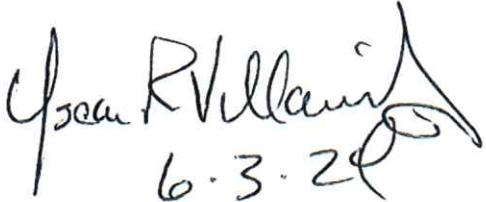
El Paraiso Clinic | ARPA-21-340-019
P.O. # 853570
Acct. # 4-1290-441-12-115-215-6-452

TOTAL THIS INVOICE **\$9,076.59**

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.

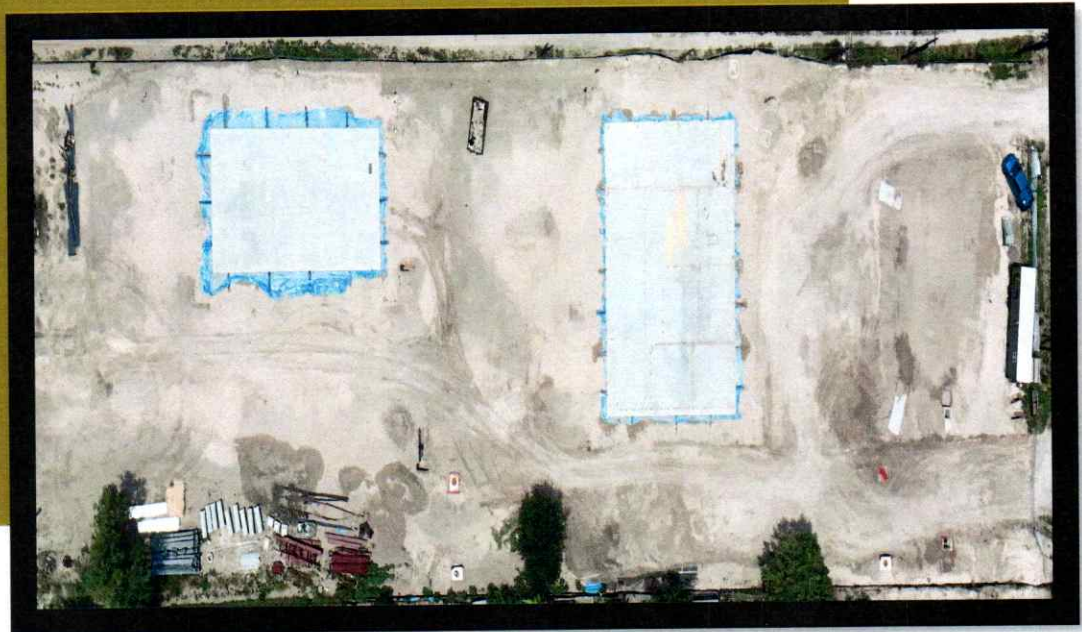
Received 06/04/2024 &
Acknowledged by:

06-04-24
Eduardo Olivarez


6-3-24



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



MONTHLY REPORT
May 2024

TABLE OF CONTENTS

PROJECT BACKGROUND	3
PROJECT INFORMATION	3
PROJECT SCOPE	3
EXECUTIVE SUMMARY	4
FINANCIAL SUMMARY	6
CONSTRUCTION SUMMARY (N/A)	6
PROJECT SCHEDULE	7
PROJECT MILESTONES	7
CONSTRUCTION CONTRACT TIME OVERVIEW	7
PROJECT PROGRESS	8
COMPLETED TASKS	8
TASKS IN-PROGRESS	9
30-DAY LOOK AHEAD	10
ISSUES	11
OWNER ISSUES	11
CONTRACTOR ISSUES	11
MEETINGS	12
ATTACHMENTS	13
• PROJECT MONTHLY SUMMARY REPORT	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 site work 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.

EXECUTIVE SUMMARY

The project is still in the early stages of construction, and NM Contracting has hired Maverick Concrete. Maverick Concrete has poured the Health Clinic, CRC building, and the mockup foundation pads. Maverick Concrete has begun making tilt wall panel forms in preparation for pouring the Health Clinic and CRC tilt wall panels this coming month. The temporary power connection was completed by Magic Valley on 05/22/2024, and the onsite job trailer is about interior rough-in is about 85% complete.

NM Contracting has submitted multiple material submittal packages to the architect, and the design team has closed 12 Request for Information (RFI's). The scheduled OAC meeting has taken place via Microsoft Teams and in person. The last in-person OAC meeting occurred at the Hidalgo County Pct. No. 3 office on 05-23-2024, followed by a site visit. NM Contracting committed to having the job site trailer office ready for the 06/06/2024 OAC Meeting.

Brownstone Consultants has continued coordinating 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 have been paid, while pay application No. 3 has been reviewed and is awaiting approval at the next commissioner's court.

Brownstone Consultants continued to coordinate the County's permit requirements with the contractor. Brownstone Consultants has continued coordinating with Magic Valley for the transformer pad plans. Brownstone Consultants continued to coordinate with SWSC and Pct. No. 3 the steps to obtain the SWSC permit. 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.

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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	\$1,200,964.99		
Retainage	\$60,048.25		
Total Due Less Retainage	\$1,140,916.74		
Less Previous Payments	\$635,792.24		
Current Payment Due	\$505,124.50		

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: 6

Change Order Approved Days: 0

Total Approved Additional Days: 0

Pending Additional Days: 0

Original Completion Date: 04/12/25*

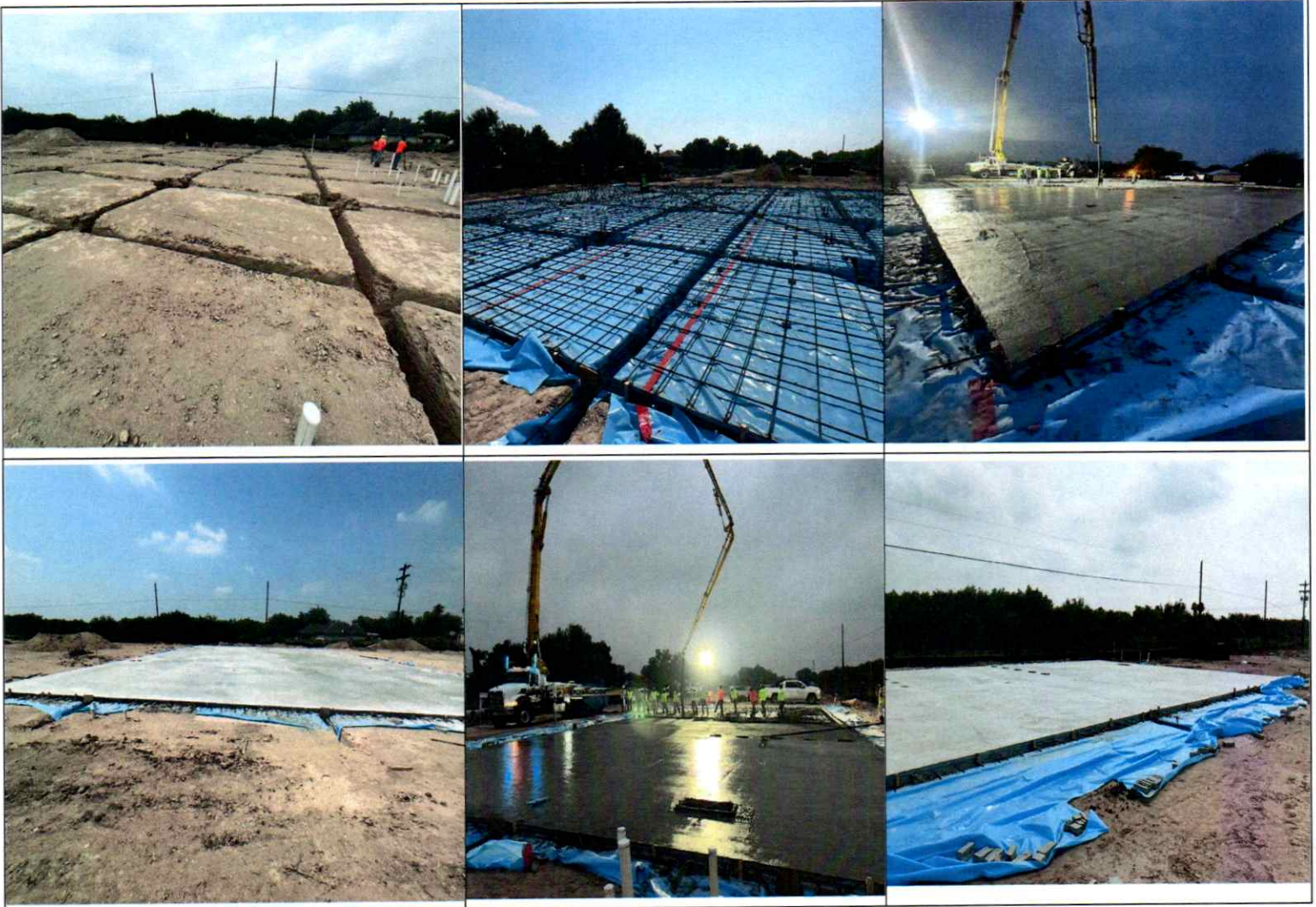
New Completion Date:

Proposed Potential Completion Date: 04/12/25*

PROJECT PROGRESS

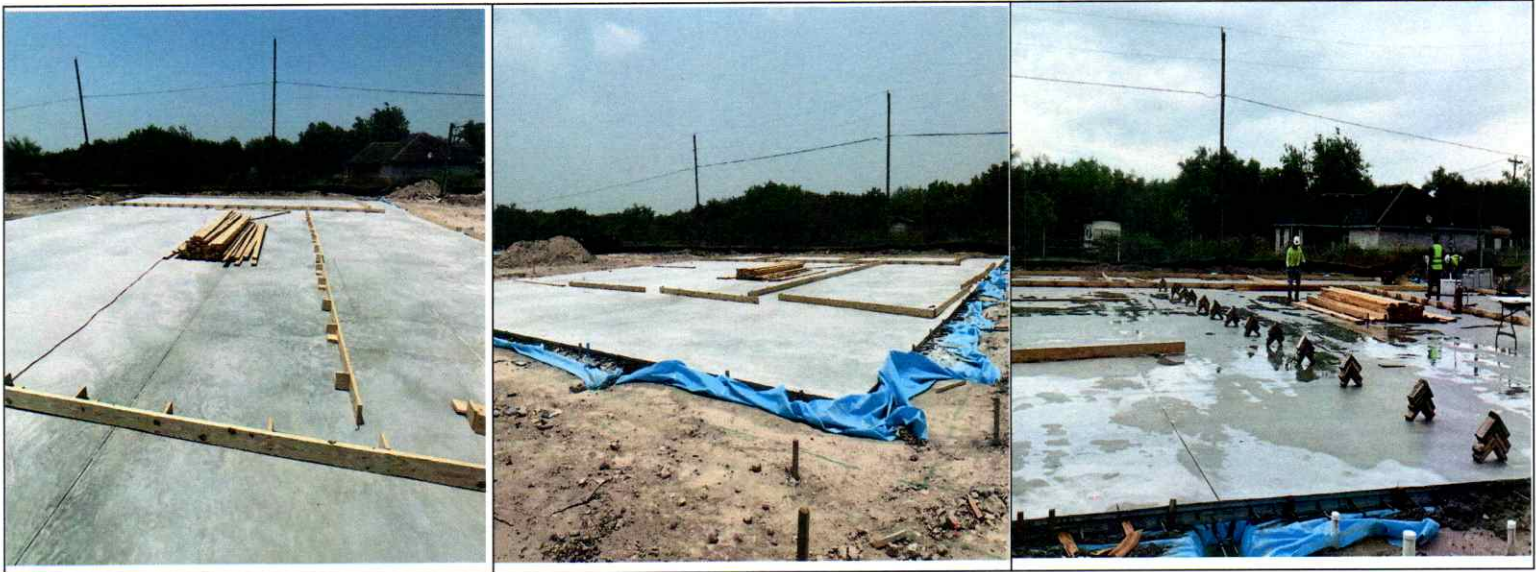
Completed Tasks

- Installation of sanitary sewer rough-in (Heath Clinic)
- Installation of sanitary sewer rough-in (CRC)
- Installation of electrical rough-in (Health Clinic)
- Installation of electrical rough-in (CRC)
- Installation of temporary power by Magic Valley
- Water service connection (CRC)
- Installation of fire hydrant



Tasks In-Progress

- Brownstone continues to perform daily site Inspections.
- Brownstone continues Updating Project Management Information System and Software
- Brownstone continues Meetings, coordination, & support for project development
- Magic Valley Coordination
- Building mock-up
- Tilt wall panel forms (Health Clinic)
- Job site trailer



30-Day Look Ahead

- Project Mockup
- Tilt wall panel poured (Health Clinic & CRC)
- Job site trailer completed
- SWSC Pre-Construction Meeting

ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
SWPPP	Brownstone Consultants has requested that the contractor address SWPPP violations, including dust control, stabilization of the job site entrance, and concrete spill cleanup.	In-Progress
SWSC Main Water Line Improvements	Hidalgo County is currently preparing a check to pay the SWSC fees and move forward with the permit process. Once payment is submitted, a pre-construction meeting will be scheduled.	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 El Paraiso Rain Delay Meeting (Report)	05-02-2024
2	Review B2Z Invoice	05-07-2024
3	Coordination Meeting with SWS	05-07-2024
4	El Paraiso Bi-weekly Meeting Prep	05-09-2024
5	El Paraiso Bi-weekly OAC Meeting	05-09-2024
6	El Paraiso Concrete Pour Coordination	05-10-2024
7	El Paraiso Concrete Pour	05-11-2024
8	El Paraiso Payapp Internal Review Meeting	05-13-2024
9	El Paraiso Meeting (SWS and Hidalgo Co. Pct. 3)	05-13-2024
10	El Paraiso RFI Coordination Meeting	05-20-2024
11	El Paraiso Generator and Folding Partitions Coordination	05-20-2024
12	El Paraiso SWS Coordination	05-20-2024
13	El Paraiso Coordination Meeting with ERO	05-21-2024
14	El Paraiso Site Visit Meeting with ERO	05-22-2024
15	El Paraiso Bi-weekly Meeting Prep	05-23-2024
16	El Paraiso Bi-Weekly OAC Meeting	05-23-2024
17	El Paraiso Concrete Pour	05-25-2024
18	El Paraiso Magic Valley Coordination Meeting	05-28-2024
19	El Paraiso internal Coordination Meeting	05-28-2024
20	El Paraiso Magic Valley Coordination Meeting (Transformer Pad)	05-29-2024

ATTACHMENTS

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

