

EXHIBIT “F”
HIDALGO COUNTY
Professional Engineering Services
Agreement # C-24-0211-07-09
(ARPA-24-121-358)
WORK AUTHORIZATION NO. 1

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Engineering Services Agreement No. C-24-0211-07-09, incorporated herein by reference, for the “**ARPA-24-121-358 Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC)**” made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the “**Owner**,” and **B2Z Engineering, LLC**, hereinafter called “**Engineer**”.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Engineer** to provide performances of all Professional Engineering Services, Geotechnical/ Construction Material Testing Services and Construction Phase Services.

The **Engineer** is to provide the scope of Services as required by the Agreement with Owner.

The scope of services to be provided by the **Engineer** is identified in **Attachment “A”** – “*Scope of Services to be provided by Engineer*” attached hereto and incorporated by reference.

PART 2. ESTIMATED COST

The estimated cost for services under this Work Authorization is **\$559,002.50**. This amount is based upon the costs outlined in the **Attachment “B”** – “*Fee Proposal*” attached hereto and incorporated by reference.

PART 3. PAYMENT

Compensation and payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the **Professional Engineering Services Agreement No. C-24-0211-07-09** between the **Owner** and the **Engineer**.

PART 4. FUNDING

This Work Authorization No.1 shall be funded through funding source:

Account No. 4-1290-441-67-115-358-1-730

Requisition Number _____ **(MUST BE INCLUDED AFTER CC APPROVAL)**

PART 5. PERIOD OF SERVICE

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate **upon completion of the scopes of the Work Authorization, within the limits of Agreement No. C-24-0211-07-09, provided in this Work Authorization; or on** (**DATE**). *If applicable:* Engineer shall conform to the

approved "Work/Project Schedule", attached hereto and incorporated by reference herein as Attachment "C".

PART 6. RESPONSIBILITIES AND OBLIGATIONS

This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement No. C-24-0211-07-09.

PART 7. ACKNOWLEDGEMENT AND CONFIRMATION

Acknowledgement and confirmation by **Hidalgo County Precinct 1, Commissioner David L Fuentes**, as to content and detail of this **Work Authorization No. 1**.

HIDALGO COUNTY PRECINCT No. 1

By: _____
David L Fuentes, Commissioner

PART 8. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted and approved by the Hidalgo County Commissioners Court and hereby executed and effective as of the date indicated below.

APPROVED BY COMMISSIONERS' COURT ON JULY 9, 2024.

Agenda Item No. 95794

Executive Office: _____

ENGINEER:
B2Z Engineering, LLC

COUNTY:
COUNTY OF HIDALGO

Aisha Gonzalez, President

Hon. Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

LIST OF ATTACHMENTS:

Attachment "A" – *Scope of Services to be provided by Engineer*

Attachment "B" – *Fee Proposal*

Attachment "C" – *Approved Work/Project Schedule (If applicable)*



ATTACHMENT A

PROJECT SPECIFIC SCOPE OF SERVICES TO BE PROVIDED BY ENGINEER

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

PROJECT DESCRIPTION

The services designated herein as “Services provided by the ENGINEER” shall include the performance of all Professional Engineering Services, Geotechnical/Construction Material Testing Services and Construction Phase Services for the following described facility:

ENTITY: HIDALGO COUNTY PRECINCT NO. 1

PROJECT/DESCRIPTION: WELLNESS, ACTIVITY AND COMMUNITY CENTER

ENGINEER shall mean B2Z ENGINEERING, LLC.

COUNTY shall mean HIDALGO COUNTY

ENGINEER'S BASIC SERVICES

The Engineer's Basic Services consist of usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Section are Additional Services.

The Engineer shall manage the Engineer's services, consult with the COUNTY, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the COUNTY.

The Engineer shall coordinate its services with those services provided by the COUNTY and the COUNTY'S consultants. The Engineer shall be entitled to rely on the accuracy and completeness of services and information furnished by the COUNTY and the COUNTY'S consultants. The Engineer shall provide prompt written notice to the COUNTY if the Engineer becomes aware of any error, omission or inconsistency in such services or information.

As soon as practicable after the date of this Agreement, the Engineer shall submit for the COUNTY'S approval a schedule for the performance of the Engineer's services.

The Engineer shall be a representative of the COUNTY with respect to this Project and shall not engage in any activity or course of conduct which is detrimental to the COUNTY'S best interests. The Engineer shall take all reasonable steps necessary to comply with the terms and conditions set forth in this Agreement.

The Engineer shall, at appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Engineer shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

The Engineer shall assist the COUNTY in connection with the COUNTY'S responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

In addition to the responsibilities and basic services identified in this Section, the following services shall be the responsibility of the Engineer:

- Programming (in coordination with COUNTY);
- On-Site Project Representation;
- Record Drawings Review (in coordination with Contractor);
- Structural Design and MEP Design

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

DESIGN DEVELOPMENT SERVICES

Based on the Owner's approval of any project preliminary Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Engineer shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in detail their quality levels.

The Engineer shall develop an estimate of the Cost of the Work.

The Engineer shall submit the Design Development documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

CONSTRUCTION PHASE SERVICES

The ENGINEER will provide Geotechnical Engineering, Construction Material Testing, Construction Engineering, and Construction Inspection/Record Keeping services for and during the construction of the Project, or portions of the Project, as approved by the COUNTY. Specific services for CONSTRUCTION MANAGEMENT AND SUPPORT by the ENGINEER will include the following:

CONSTRUCTION CONTRACT ADMINISTRATION:

- 1) In general, the ENGINEER will provide the management and engineering support in accordance with plans and specifications required for consultation and advisement to the COUNTY, and act as the COUNTY'S representative as provided in the General Condition of the Construction Contract.
- 2) The ENGINEER will coordinate and conduct both a "Pre-Coordination Meeting" and a "Pre-Construction Conference" as required by the COUNTY.
- 3) The ENGINEER will work with the COUNTY REPRESENTATIVE to develop and issue a Notice to Proceed (NTP) to the contractor.
- 4) The ENGINEER will coordinate with the Design Engineer of Record (DEOR) and will use his best efforts to protect the COUNTY against defects and deficiencies in the work of the Contractor. The ENGINEER will promptly notify the COUNTY of any such defect or deficiency and take all steps possible to require the Contractor to correct the defect or deficiency.
- 5) The ENGINEER will review the contractor's DBE Program and EEO Plan for compliance throughout the project.
- 6) The ENGINEER will work with the COUNTY REPRESENTATIVE to develop a Certificate of Substantial Completion at the appropriate time.
- 7) The ENGINEER will develop as built plans identifying any field and change order modifications done during the project. When applicable the ENGINEER will work with the DEOR to prepare the engineering data, including plan sheet drawings, specifications, and estimates, for the preparation of construction contract change orders, which may be required due to actual field conditions encountered or new requirements directed by the COUNTY.
- 8) The ENGINEER will provide the COUNTY REPRESENTATIVE a Certification that all work performed on the project met and/or exceeded the project specifications.

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

CONSTRUCTION MANAGEMENT AND INSPECTION:

1. Pre-Construction (Design) Phase Services

1.1. Management of Design Phase

B2Z Engineering will provide Construction Management services for the design phase and support the development of scopes of construction work to be included in design review and delivery of construction documents. Activities to include:

- 1.1.1. Oversight of Architect & Design
- 1.1.2. Design Management for Budget Adherence
- 1.1.3. Cost control with assistance to CMAR/ CSP in periodic cost estimates
- 1.1.4. Design schedule adherence
- 1.1.5. Key stakeholder approvals and acceptance
- 1.1.6. Quality reviews
- 1.1.7. Assist CMAR / CSP in Constructability reviews
- 1.1.8. Assist CMAR / CSP in Evaluation of alternative construction methods
- 1.1.9. Assist CMAR / CSP in Value engineering

1.2. Task Sequencing

B2Z Engineering will develop a Gantt chart or similar task sequencing model with a level of detail necessary to establish the overall sequence of project elements and timing for completion of those elements and the overall project. The master critical path schedule will include the following:

- 1.2.1. Design Milestones
- 1.2.2. Procurement Milestones
- 1.2.3. Permitting and Regulatory Process
- 1.2.4. Construction
- 1.2.5. Close-out
- 1.2.6. Commissioning (if applicable)
- 1.2.7. Ongoing schedule review

1.3. Contractor Bid Solicitation and Selection

B2Z Engineering will work in conjunction with Hidalgo County and project architects/engineers in order to solicit, review and select the contractor through the Construction Manager at Risk (CMAR) or Competitive Sealed Proposal (CSP) Delivery Method. This will include assistance in the development and execution of:

- 1.3.1. Bid Packages
- 1.3.2. Required Pre-Bid Conferences
- 1.3.3. Review of Bid Documents/Proposals
- 1.3.4. Contractor Selection
- 1.3.5. Permits and Insurance
- 1.3.6. Notice of Award
- 1.3.7. Notice to Proceed

2. Construction Phase Services

Acting as liaison for the county, B2Z Engineering will operate as Hidalgo County's Representative in overseeing the day to day construction activities in the field. Oversight of the Contractor and consultants in all aspects of project control (quality, budget, schedule, & scope) is vital for successful project delivery.

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

2.1. Construction Management

- 2.1.1. Quality Assurance (QA)/Quality Control (QC)
- 2.1.2. Permit Coordination Assistance
- 2.1.3. Daily Construction Administration
- 2.1.4. Document Control
- 2.1.5. Monitor Overall Project Schedule
- 2.1.6. Monitor Activities
- 2.1.7. Change order Management & Processing
- 2.1.8. Procedure for processing Contractor Payments
- 2.1.9. Contractor Payment Review
- 2.1.10. Shop Drawing Management
- 2.1.11. Maintenance of the as-built documents
- 2.1.12. Safety & Health Program
- 2.1.13. Operations planning & Management review

2.2. Field Inspection Services

B2Z Engineering will provide on-site field representation to ensure building construction compliance to schedule, budget, quality and contractual requirements. On-site field representation during the construction phase will allow us to conduct, prepare and/or present the following:

- 2.2.1. Daily Field Reports
- 2.2.2. B2Z will prepare a daily log of all project activity to include:
 - 2.2.2.1. Weather
 - 2.2.2.2. Contractor(s) manpower
 - 2.2.2.3. Contractor(s) equipment
 - 2.2.2.4. Material/equipment deliveries
 - 2.2.2.5. General description of work performed and location
 - 2.2.2.6. Issues and areas of concern or critical to job progress

2.3. Monthly Progress Reports

Each month, B2Z will prepare a monthly report outlining the activities of the preceding month. The report will include, but not limited to, the following information as required by Hidalgo County:

- 2.3.1. Updated project information
- 2.3.2. Updated budget information
- 2.3.3. Updated schedule information
- 2.3.4. Progress photos

2.4. Progress Photos

B2Z will take and maintain a progress photo catalog on behalf of Hidalgo County. Each month, a disk of progress photos will be cataloged and be included in the Monthly Progress report. At the completion of the project, all photos will be transferred to Hidalgo County via the county's preferred method (i.e. disk, external hard drive, etc.).

2.5. Project Progress Meetings

B2Z will organize, conduct, and document progress meetings involving the project architect/engineers, the contractor's principal personnel, and as required, Hidalgo County staff. Topics covered will include:

- 2.5.1. Quality Assurance (QA)/Quality Control (QC)
- 2.5.2. On-site Construction Administration

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

- 2.5.3. Document Control
- 2.5.4. Schedule Adherence
- 2.5.5. Budget Adherence
- 2.5.6. Change orders
- 2.5.7. Contractor Payment Review
- 2.5.8. Shop Drawings
- 2.5.9. Maintenance of the as-built documents
- 2.5.10. Safety & Health

2.6. Project Controls

By incorporating third-party project management software and the latest project control systems, vital information can be provided in a timely manner so that important decisions can be made by key stakeholders. These systems assist in creating a transparent environment where all stakeholders will have access to project information. B2Z Engineering will coordinate with the appropriate persons to manage the processing of schedules, design deliverables and distribution, invoices, contracts, change orders, amendments and other controls to develop systems that result in the delivery of work and services on time and on budget. Some of the key benefits of successful project control system are:

- 2.6.1. Transparency
- 2.6.2. Reporting to Key Stakeholder's
- 2.6.3. Record keeping of all inspection logs, test reports, pay requests, daily reports, change orders, submittals, RFI's, invoices, contracts,
- 2.6.4. Expediting Contractor and Consultant Pay Requests

3. Project Close-Out Phase Services

Project close out is a critical project element, that when performed properly will create significant benefits for Hidalgo County. B2Z will manage and assist the County during this phase to ensure successful transition from project close-out to building occupancy and finally building operations. Key elements of project close-out include:

- 3.1. Occupancy Permits
- 3.2. Preventative Maintenance Programs
- 3.3. Management of Warranties
- 3.4. Asset Preservation
- 3.5. All Necessary Financial & Project Information

GEOTECHNICAL/CONSTRUCTION MATERIAL TESTING:

The ENGINEER/LABORATORY will provide the COUNTY with geotechnical/construction material testing services for the Project. The services to be provided include sampling and testing of all construction materials as required by the project plans and specifications. All sampling frequencies and test procedures will be performed in general accordance with the Texas Department of Transportation TEX methods (or ASTM methods as required) as outlined in the Guide Schedule for Sampling and Testing (11/07). The construction material testing includes, but is not limited to the following:

- 1) Attend the COUNTY'S and respective Party's pre-construction and construction meetings as requested to establish coordination and lines of communication for proposed construction materials testing during construction activities.
- 2) Consult and advise with the COUNTY during construction.

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

- 3) Sampling and testing of soils and base materials proposed for use in the construction of Project (Roads/Bridges/Drainage Structures/Misc.) to determine compliance of these materials with project plans and specifications.
- 4) Field density testing of soils and base materials to ensure proper compaction as required by project plans and specifications.
- 5) Field sampling and testing of fresh concrete, and testing of hardened concrete to determine compliance with project plans and specifications.
- 6) Field compaction testing of asphalt to ensure proper compaction during lay down operations.
- 7) Field inspection, sampling and testing of asphalt materials to determine their material properties and their compliance with project plans and specifications.
- 8) The ENGINEER will be responsible for concrete batching as well as the asphalt testing at the plants to insure delivery of acceptable material to the job site.
- 9) Any additional testing as required/requested by the COUNTY and the project plans and specifications.
- 10) Providing accurate and timely reports to the COUNTY and all/other recipients as designated by the COUNTY.
- 11) The ENGINEER will verify the concrete and asphalt designs to assure it is in accordance with TxDOT specifications to be developed by the contractor.

MISCELLANEOUS/OTHER:

- 1) Act for COUNTY in professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of the profession.
- 2) Perform all technical services under the general direction of a Licensed Professional ENGINEER in the State of Texas and in substantial accordance with the basic requirements of the appropriate Standards of the American Society of Testing and Materials, where applicable, or other standards designated by COUNTY.
- 3) Employ testing machines which have been calibrated within a period not exceeding twelve (12) months from the time of use by devised of accuracy traceable to the National Institute of Standards and Technology (NIST) of the United States Department of Commerce, and, upon request, submit to the COUNTY or its authorized representative documentation of such calibration.
- 4) Retain all pertinent records relating to the services performed for a period of five (5) years following submission of all reports, during which period the records will be made available to the COUNTY within a reasonable time.
- 5) The ENGINEER will coordinate with the Design Engineer of Record to review and check all shop or working drawings furnished by the Contractor.
- 6) The ENGINEER will track Utility Relocations and develop as built drawings to depict the location of the utility and the work as actually constructed. The COUNTY will be furnished five (5) set of prints.
- 7) The ENGINEER will provide Monthly Reports/Presentations to the COUNTY.
- 8) The ENGINEER will provide inspection of all materials and equipment furnished/used by the Contractor as follows:
 - a. Review and record all laboratory, shop and mill tests of materials and equipment for compliance with the construction contract specifications.
 - b. Observe and/or perform Project record testing and/or independent assurance testing as outlined in the construction contract specifications.

NOTE: Change in and/or additional services to Scope will require prior approval from the COUNTY prior to undertaking.



ATTACHMENT B

FEE PROPOSAL



EXHIBIT "B" FEE PROPOSAL



Hidalgo County Precinct One ~ Health and Wellness Center Work Authorization No. 1

TASKS		MANHOURS					Total Hours	Total Line Item Cost
		Senior Project Manager	Construction Engineer/PMP	Construction Inspector	CADD Operator	Admin/ Clerical		
1	Completion of Arch plans (Signed/Sealed); site plan, floor plans elevations, sections, etc.	120	80		120	40	360	\$57,564.80
2	Site Civil Design w/ Drainage Report and Topographic Survey	20	40		260	20	340	\$36,178.80
3	Coordination and Management of SUBS	8	40			20	68	\$11,127.32
4	SUB: Structural Engineer (OIM Engineering)				(See Proposal from IOM) (Page 4 of 5)			\$30,000.00
5	SUB: MEP Engineer (Trinity Engineering)				(See Proposal from Trinity) (Page 5 of 5)			\$40,000.00
6	Integration of plan sets into final Construction Documents w/ Specifications	60	40		300	20	420	\$49,235.20
7	CMAR/CSP Procurement, Coordination, and Negotiation Support	80	60			50	190	\$34,571.30
8	Construction Contract Management & Inspection w/ Daily Field and Progress Photos	160	360	1080		130	1730	\$228,814.90
9	Meetings and Coordination on Project Development Activities w/ Stakeholders	60	80			26	166	\$31,831.42
Subtotal Labor Hours		480	620	1080	420	266	2866	
Labor Hours		480	620	1080	420	266	2866	
Hourly Base Rates		\$ 75.00	\$ 60.00	\$ 32.00	\$ 26.50	\$ 23.00		
Contract Rate FY2024		\$ 241.19	\$ 192.96	\$ 102.91	\$ 85.22	\$ 73.97		
Total Costs		\$ 115,771.20	\$ 119,635.20	\$ 111,142.80	\$ 35,792.40	\$ 19,676.02		\$519,323.74

Direct Expenses	CMT (Pending Final Plans and Specs)	\$	-
	Mileage: \$0.655/mile	\$	11,004.00
	Geotechnical Drilling/Testing/Reporting (Page 2 of 5)	\$	28,674.76
	Total Direct Expenses	\$	39,678.76

B2Z Engineering Total Cost

\$559,002.50

Attachment I
Geotechnical Field and Laboratory Services
Hidalgo County Precinct One ~ Health and Wellness Center

	SERVICES	UNITS	UNITS	UNIT COST	TOTAL COST
I.	Project Manage / Review / ODE				
	A. Principal / Project Manager / Review	Hours			
	B. Geo Engineer (Staff) (Field Oversight)	Hours	2	\$ 192.96	\$ 385.92
	C. Typing and Clerical (Report)	Hours			
	D. Lodging (Est 2 Nights - 3 person Crew)	Nights			\$ -
	E. Mileage	Mile			
	F. Air Travel	Trip			
	G. Per-Diem (Meals) (Match Lodging)	Each			\$ -
	H. Traffic Control for Drilling	Each			\$ -
II.	Utility Clearances / Boring Locates				
	A. Technician (Locate Borings)(Util Clr)	Hours	2	\$ 93.26	\$ 186.52
	B. Staff Engineer/Geologist/Scientist	Hours			
	C. Rebar (stakes with impalement covers)	Cost +12.5%			
	D. Vehicle Charge	Mile			
	E. Mileage	Mile	40	\$ 0.655	\$ 26.20
	F. Survey Locate Borings (X,Y,Z)	LS			\$ -
	G. Clear Site for Access (Dozer)	LS			\$ -
III.	Field Exploration				
A	Mobilization/Demobilization	Day	2	\$ 475.00	\$ 950.00
B	Field Exploration				
	1. ASTM Drill & SPT/Tube Sampling (SS)	Feet	154	\$ 38.00	\$ 5,852.00
	2. TxDOT TCP Field Test (BL/ft)	Ea.			\$ -
	3. Field Logger / Engineering Tech	Hour	12	\$ 90.05	\$ 1,080.60
	4. 24 Hr. Water Level Observations	Hour	2	\$ 90.05	\$ 180.10
	5. Piezometers	Each			\$ -
	6. Supp. Vehicle-Trailer, Tools Water Supply	Mile	80	\$ 1.75	\$ 140.00
	7. Vehicle Charge	Mile	80	\$ 0.655	\$ 52.40
C	Miscellaneous Field Services				
IV.	Engineering Data Analysis / Report				
	1. Staff Engineer	Hours			
	2. Sen. Eng Tech. (Soil Classification)	Hours	6	\$ 122.20	\$ 733.20
	3. Sen. Eng Tech. (Logs & Summaries)	Hours	6	\$ 122.20	\$ 733.20
	4. Moisture Content (ASTM D 2216)	Ea.	47	\$ 12.00	\$ 564.00
	5. Atterberg Limits (ASTM D 4318)	Ea.	32	\$ 135.00	\$ 4,320.00
	6. -200 Determination (ASTM D 1140)	Ea.	32	\$ 60.00	\$ 1,920.00
	7. Sieve Analysis (w/ Hydrometer) (ASTM D 422)	Ea.	5	\$ 90.00	\$ 450.00
	8. Modified Proctor (ASTM D 1557)	Ea.			\$ -
	9. Organic Content Testing (Tex-148-E)	Ea.			\$ -
	10. Soils Sulfate Content	Ea.	5	\$ 95.00	\$ 475.00
Project Sub-Total (Geo Field and Lab)					\$ 18,049.14



ENGINEERING PLLC
CIVIL-STRUCTURAL DESIGN

3613 S H St.
McAllen, TX 78503

Estimate

Date	Estimate #
5/1/2024	60

Name / Address
B2Z ENGINEERING

Project
Sport Complex

Description	Qty	Rate	Total
Structural Engineering: 25,000 sq. ft foundation, metal building, sport equipment loads, MWFRS analysis and design, Components and Cladding tables. Open area spans. Construction Documents and Specifications.	1	30,000.00	30,000.00
Services from Engineering Laboratories may be necessary and are NOT included in this proposal. Such services may be for subgrade testing in case of lack of existing information for foundation. These services are optional and at owners discretion.	1	0.00	0.00
If in the event other engineering disciplines, other than structural, are needed for any reason, any costs incurred are NOT included.		0.00	0.00
Minimum Projected Time for Design Completion is ____45 working days____. (This is an approximate time for completion. Final number of days may vary.)		0.00	0.00
Please Sign for Approval:		0.00	0.00
Name: _____			

Thank you, please return signed proposal for design commencement.

Total

Phone #	E-mail	Web Site
956-458-9910	ivan@oimrgv.com	oimengineering.com

\$30,000.00

B2Z Engineering, LLC

Work Authorization No.1 to C-24-0211-07-09 (ARPA-24-121-358)

- Hidalgo County Precinct 1 -

ARPA-24-121-358 Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC)

PROFESSIONAL SERVICE AGREEMENT

April 30, 2024

Project Name: **Precinct 1 Youth Facility**

B2Z Engineering

900 S. Stuart Road

Mission, Texas 78572

Trinity MEP Engineering, LLC ("Trinity") to perform the following engineering consulting services.

Dear David Rivera,

Trinity MEP Engineering, LLC is pleased to submit a proposal to render MEP Engineering Design Services for the "**HC Precinct 1 Youth Facility**" project located in Weslaco, Texas. Our scope of work will be as described below a new facility totaling 25,000 SF.

Basic Services:

Construction Documents:

- HVAC design and engineered construction documents for the project inclusive of all mechanical heating and cooling loads and equipment selection, ductwork, and ductwork accessories, piping, and HVAC control system.
- Electrical design and engineered construction documents for the project inclusive of building load power calculation, miscellaneous equipment power connections, building interior and site lighting calculation and fixture selection, and telephone/data (rough-in only).
- Technology Design and engineered construction documents for the security system, access controls, and fire alarm system.
- Plumbing design and engineered construction documents for the project to 5' from the foundation wall inclusive of all sanitary/storm/vent/water/condensate piping, plumbing fixtures, piping accessories, and gas piping.
- All mechanical and electrical discipline section specifications in 5 or 6 digit MasterSpec format.
- We will provide coordination meetings during the construction document phase.
- We will provide energy conservation report (ComCheck).

Construction Administration:

- We will review and answer RFI's and Clarifications
- We will review all project submittals and shop drawings.
- We will conduct site inspections during construction phase and provide respective report.

Base Fee:

For the services stated above, Trinity MEP Engineering, LLC proposes a fee of:

\$40,000 – Forty Thousand Dollars

Engineering fees included in this proposal only apply to items specifically listed on this proposal. No additional items are assumed or included unless requested in writing prior to signing the Professional Services Agreement. Engineering fees for additional work are not included in this proposal.



ATTACHMENT C

APPROVED WORK/PROJECT SCHEDULE

Work Project Schedule

Hidalgo Co. Pct. #1 - Wellness, Activity and Community Center

TASK AND DESCRIPTION		FIRM	2024					2025
			JUNE	JULY	AUG	SEPT	OCT-DEC	JAN-MAY
1	Completion of Architectural Plans & Specifications Coordination & Management of Subs (Structural & MEP)	B2Z						
2	Site Civil Engineering for Grading & Drainage (Includes Topo Survey)	B2Z						
3	SUB: Structural Engineer (OIM Engineering)	OIM						
4	SUB: MEP Engineer (Trinity Engineering)	TE						
5	Integration of plan sets to final Construction Documents with Specifications	B2Z						
6	Construction Bidding Assistance - (Grading, Ranking, Selection, Construction Contract Docs)	B2Z						
7	Construction Contract Management & Inspection with Daily Field and Progress Photos. New Construction & Remodel of Existing Clinic	B2Z						
8	Meetings and Coordination on Project Development Activities w/ Stakeholders	B2Z						