

EXHIBIT “F”
HIDALGO COUNTY
Professional Engineering Services
Agreement # C-24-0289-09-24
[ARPA-23-340-330]

WORK AUTHORIZATION NO. 1

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Engineering Services Agreement No. C-24-0289-09-24, incorporated herein by reference, for the “[ARPA-23-340-330] – Professional Construction Management Services for La Mansion Health Clinic Project in Precinct 3” made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the **“Owner,”** and Texas Infrastructure Development Group, LLC, hereinafter called **“Engineer”**.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Engineer** to provide Construction Manager to provide Construction Management services for “[ARPA-23-340-330] – Professional Construction Management Services for La Mansion Health Clinic Project in Precinct 3”.

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 **\$186,587.02**. 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-24-0289-09-24** between the **Owner** and the **Engineer**.

PART 4. FUNDING

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

Account No. 4-1290-441-12-115-330-6-730

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-24-0289-09-24, 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-24-0289-09-24.

PART 7. ACKNOWLEDGEMENT AND CONFIRMATION

Acknowledgement and confirmation by **Hidalgo County Precinct 3, Commissioner Everardo "Ever" Villarreal**, as to content and detail of this **Work Authorization No. 1**.

HIDALGO COUNTY PRECINCT No. 3

By: _____
Everardo "Ever" Villarreal, 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 SEPTEMBER 24, 2024.

Agenda Item No. 96652

Executive Office: _____

ENGINEER:
Texas Infrastructure Development Group, LLC

COUNTY:
COUNTY OF HIDALGO

Richard Zamora, PE, President/CEO

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 CONSTRUCTION MANAGER

SECTION 1 – PROJECT DESCRIPTION

The services designated herein as “Services provided by the Construction Manager” shall include the performance of all construction management services for the following described facility:

Entity: Hidalgo County Precinct No. 3

Project/Description: La Mansion Health Clinic

Construction Manager shall mean Texas Infrastructure Development Group, LLC

County shall mean Hidalgo County Precinct No. 3

SECTION 2 – CONSTRUCTION PHASE SERVICES

The following provides an outline of the services to be provided by the Construction Manager:

Construction Contract Administration

1. In general, the Construction Manager will offer management and engineering support as outlined in the plans and specifications necessary for consultation and advice to the County Representative. Additionally, the Construction Manager will serve as the County Representative in accordance with the General Conditions of the Construction Contract.
2. The ENGINEER will coordinate and conduct a “Pre-Construction Conference” as required by the County.
3. The Construction Manager will work with the County Representative to develop and issue a Notice to Proceed (NTP) to the contractor.
4. Coordinate with the Design Engineer of Record (DEOR) and use their best efforts to protect the County against defects and deficiencies in the work of the Contractor. The Construction Manager 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 Construction Manager will work with the County Representative to develop a Certificate of Substantial Completion at the appropriate time.
6. The Construction Manager will provide the County Representative with a Certification that all work performed on the project met and/or exceeded the project specifications.

Construction Management (During Construction)

1. The Construction Manager will conduct frequent meetings with the County Representative and Contractor throughout the construction duration of the project.
2. The Construction Manager will conduct team field visits with the County Representative, and Design Engineer representatives throughout the duration of the project.
3. The Construction Manager will provide the Precinct with monthly project status updates in a format mutually agreed upon.
4. The Construction Manager will review quantities as submitted by the Contractor and will coordinate with the County Representative for the preparation of the monthly and final estimates for payment to the Contractor.
5. The Construction Manager will coordinate with the DEOR to obtain concurrence on any suggestions or RFI's made by the contractor to modify the plans and/or contract documents.
6. The Construction Manager will coordinate with the County Representative, Design Engineer, and other stakeholders to participate in all Project Related Meetings, Construction Status Meetings, and Final Inspection
7. The Construction Manager will coordinate with the DEOR and the County Representative to obtain approval on any and all Change Orders.
8. The Construction Manager will review as-built drawings and completeness of all close-out documentation, warranties, and guarantees for conformance with specifications requirements.
9. The Construction Manager will oversee the Contractor's schedule, notify the County of any delays, and collaborate with the Contractor to recover lost time or improve the schedule.
10. The Construction Manager will conduct warranty walkthroughs at 6 months and 11 months with the contractor, identifying necessary repairs and warranty issues. Additionally, the Construction Manager will follow up with the contractor to ensure the completion of all outstanding items.

Construction Inspection

1. The Construction Manager will provide Project site inspection of the authorized construction contract as follows:
 - A. The Construction Manager will provide visits by a Senior Construction Engineer or a competent representative of the Construction Manager to the site of construction for the purpose of monitoring the Contractor's progress and conformance to the construction contract plans and specifications.
 - B. The Construction Manager will furnish the services of a Construction Superintendent and/or Construction Inspector(s) for full-time on-site inspection services.
 - C. The Construction Manager will provide construction oversight to monitor/inspect the Contractor's daily progress and conformance to PS&E specifications.
 - D. The Construction Manager will maintain job safety measures and implement OSHA requirements.
 - E. The Construction Manager will develop and oversee the completion of a "Project Punch List" with the County Representative & Contractor's Representative.

Construction Management (Post Construction)

1. The Construction Manager will prepare a Final Estimate for Project Close-Out & Release Retainage.
2. The Construction Manager will provide all Close-Out Documents to the County Representative.
3. The Construction Manager will coordinate “Final Acceptance” of the project.
4. The Construction Manager will assist in developing a tickler file of all warranty deadlines for the project.
5. The Construction Manager will coordinate Reviews of Warranty items after a thirty (30) day period.



ATTACHMENT B

FEE PROPOSAL



FEE PROPOSAL

<i>Hidalgo County Precinct No. 3 "La Mansion Health Clinic Project"</i>		Project Manager	Construction Superintendent	Construction Inspector	Admin/Clerical	Total Hours	Total Line Item Cost
TASKS							
<i>Construction Contract Administration</i>							
1	Review project plans, general notes, general conditions, bid and contract documents, along with any other relevant project materials.	12	12	14	0	38	\$5,526.02
2	Attend the Project Pre-Construction Conference with the County, the Design Engineer, and the Construction Contractor.	4	4	0	0	8	\$1,400.68
3	Coordinate with the Design Engineer of Record, County, and Construction Contractor(s) throughout the entire duration of the project.	24	12	0	8	44	\$7,612.24
4	Issue a Certificate of Substantial Completion certifying to the County that the project was constructed according to the design and is in compliance.	12	8	0	8	28	\$4,398.04
5	Prepare Monthly Invoicing to the County	24	24	0	24	72	\$10,473.84
Subtotal Labor Hours		76	60	14	40	190	\$29,410.82
<i>Construction Management and Inspection</i>							
<i>Construction Management (During Construction)</i>							
1	Meetings, and Coordination with County Staff, Design Engineer and Contractor Throughout Construction Duration to Ensure Project Progression (Field Visits, Status Meetings, Issue Resolution and Final Inspection)	24	48	14	8	94	\$13,381.50
2	Review and Processing of Contractor's Application for Payment (Approval/Modification/Rejection)	16	26	0	56	98	\$11,666.96
3	Obtain Design Engineer's Concurrence with any Suggestions or Request for Information (RFI's) and/or Submittals made by the Contractor	12	14	0	6	32	\$4,966.44
4	Coordinate with the Design Engineer and the County on any required Change Orders (Review, Negotiation and Prepration)	20	20	0	16	56	\$8,383.24
Subtotal Labor Hours		72	108	14	86	280	\$38,398.14
<i>Construction Inspection</i>							
1	On-Site Inspection During Construction Activities and Documentation in Project Diary.	8	120	800	12	940	\$93,322.00
2	Develop and Oversee Completion of a "Project Punch List" with the County and Contractor's Representative	12	24	24	12	72	\$8,988.36
3	Conduct 6 and 11-Month Walkthroughs and Contractor Follow-up	4	8	0	0	12	\$1,894.60
Subtotal Labor Hours		24	152	824	24	1024	\$104,204.96
<i>Construction Management (Post Construction)</i>							
1	Coordinate all Project Close-Out Documents for delivery to the County, Review Contractor's Final Application for Payment and Release of Retainage	18	8	0	16	42	\$6,448.10
Subtotal Labor Hours		18	8	0	16	42	\$6,448.10
Total Labor Hours		190	328	852	166	1536	1536
Contract Rate		\$ 226.69	\$ 123.48	\$ 94.57	\$ 86.24		
Total Costs		\$ 43,071.10	\$ 40,501.44	\$ 80,573.64	\$ 14,315.84		\$178,462.02

Direct Expenses

Mileage: \$0.625/Mile

\$8,125.00

Total Direct Expenses

\$8,125.00

TXIDG Cost

\$186,587.02



ATTACHMENT C

APPROVED WORK/PROJECT SCHEDULE

ATTACHMENT "C" WORK SCHEDULE

The Work Schedule will mirror the Contractors work schedule for this Work Authorization.