



P.O. Box 720428
McAllen, TX 78504

Tel. (956) 661-0400

SIGN: JAN
REQ# 472462
PO# 863852

Invoice

Date	Invoice #
5/27/2025	2025-076

Bill To
Jasmin A. Cantu Contract Specialist III Hidalgo County Purchasing Dept. 2802 S. Business Hwy 281 Edinburg, TX 78539

Period:

P.O. No.	Terms	Project
	Net 30	21087 - El Paraiso Building

Architectural Services						
Project Phase	Fee by Pha...	Prev. Billed	% Prev. Bill...	% This Bill	Total % Billed	Inv. Amt.
Community Resource Center - 7% of \$3,411,885.46 (estimate) = \$238,831.98 x 85% (DD, CD, BN, CA Phase) = \$203,007.19						
Design Development Phase (20%)	47,766.40	47,766.40	100.00%	0.00%	100.00%	0.00
Construction Documents Phase (40%)	95,532.79	95,532.79	100.00%	0.00%	100.00%	0.00
Bidding/Negotiation Phase (5%)	11,941.60	11,941.60	100.00%	0.00%	100.00%	0.00
7% of \$4,252,000 = \$297,640 x 20% (CA Phase only) = \$59,528 divided by 16 months = \$3,720.50						
Construction Admin. Phase (20%)	59,528.00	55,807.50	93.75%	6.25%	100.00%	3,720.50
Supplemental Services:						
IT/AV	7,000.00	6,912.50	98.75%	0.00%	98.75%	0.00
Landscape	7,700.00	7,603.75	98.75%	0.00%	98.75%	0.00
FF & E	10,600.00	10,467.50	98.75%	0.00%	98.75%	0.00

Total	\$3,720.50
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INVOICE RECEIVED BY ASD ON 6/2/25
GOODS/SERVICES RECEIVED BY Carroll ON 5/27/25

Approved
Gilbert Gallegos, AIA
06/02/2025

5-1290-441-19-115-264-3-732



May 27, 2025

RE: Invoice #2025-075 & Invoice #2025-076

ERO Architects is submitting invoice #2025-075 and Invoice #2025-076 for Architectural Services provided under the AIA B101-2017 Agreement between Owner and Architect C-21-0723-12-28 for the El Paraiso Project.

Article 11.1.3 The Architect shall be paid Seven Percent (7)% of the Contractor's final awarded bid amount of \$6,877,000.00, which totals \$481,390.00. The Construction Administration Phase total is \$96,278.00 ($\$481,390.00 \times 20\%$ (CA Phase) = \$96,278.00).

Based on G802 Amendment 004 to the Professional Services Agreement, the owner shall compensate the Architect \$96,278.00 for Construction Administration Services, divided by 16 months, December 28, 2023, through April 28, 2025, equals a monthly progress payment of \$6,017.37 as follows:

Health Care & Indigent Care Clinic	\$2,296.87
<u>Community Resource Center</u>	<u>\$3,720.50</u>
Monthly Progress Payment Total	\$6,017.37

Services under this phase include, but are not limited to:

- Attending Progress Meetings
- Responding to Submittals
- Responding to Requests for Information, RFI's
- Evaluating Work completed by the Contractor
- Certifying Contractor's Payment Applications
- Ordering changes in the Work and Construction Change Directives
- Determining Substantial completion
- Reviewing Closeout Documents

Respectfully submitted,

Brian Godinez
Principal
ERO Architects