



Brownstone Consultants LLC

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SIGNATURE *[Signature]*
R# 5190010
PO# 899444

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

INVOICE

INVOICE DATE: 6/4/2025
INVOICE NO: 1120
BILLING THROUGH: 5/31/2025

22-002 - El Paraiso Project - Health Clinic & CRC

Managed By: David Chacon

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
22-002 - El Paraiso Work Authorization 2	\$76,184.00	20.00	\$15,236.80	\$0.00	\$15,236.80
TOTAL	\$76,184.00		\$15,236.80	\$0.00	\$15,236.80

SUBTOTAL \$15,236.80

AMOUNT DUE THIS INVOICE \$15,236.80

This invoice is due on 7/4/2025

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$266,790.80	\$247,653.76	\$19,137.04

Thank you for your business!

Please make checks payable to: Brownstone Consultants and remit to the address above. For any invoice inquires, please contact our office.

Acct# 5-1290-441-19-115-264-3-780

ARPA - 22 - 123 - 075

INVOICE RECEIVED BY *[Signature]*
ON 8/12/25
GOODS/SERVICES RECEIVED BY *[Signature]*
ON 7/2/25

May 20, 2025

Hidalgo County
Ignacio Amezcua
Purchasing Director
2802 S. Business Hwy 281
Edinburg, TX 78539

Re: C-22-0214-05-17 (ARPA-21-340-019/ARPA 22-123-075) - Hidalgo County Precinct #3 El Paraiso Project
Request for Work Authorization No. 2 for Professional Construction/Project Management Services for

Dear Mr. Amezcua:

Brownstone Consultants LLC respectfully submits this request for Work Authorization No. 2 with Hidalgo County for the El Paraiso Project. ***This request seeks an extension of the contract duration and associated fee to support continued professional construction/project management services.***

Our current contract expires on May 31, 2025; however, most (~97%) of the allocated funds were expended as of March 31, 2025. We propose extending the contract term to August 31, 2025, to allow for continued, uninterrupted support through the project's anticipated completion and closeout. **Should the project conclude earlier than expected, we will promptly complete our services and credit any unused balance from this supplemental agreement.**

This proposal includes one full-time equivalent (FTE) construction inspector billed at 50%, along with supporting staff. Since construction began, this staffing level has been necessary to meet the project's daily demands and oversight responsibilities.

We remain committed to delivering professional services in support of Hidalgo County's objectives. Please do not hesitate to contact me directly at (956) 307-3057 should you have any questions or require any additional information.

Sincerely,



Carlos Del Angel, PMP, CCM
Managing Partner
Brownstone Consultants, LLC

PROPOSAL

Brownstone Consultants LLC is pleased to submit its proposal to provide Project/Construction Management Services for the **El Paraiso Project** in Hidalgo County, Texas. This proposal is based on the following project assumptions.

| ASSUMPTIONS & CLARIFICATIONS

1. The current project schedule shows a substantial completion date of July 31, 2025.
2. The proposed duration of Brownstone activities for this supplemental agreement is five months. This applies to both the construction and post-construction phases.
3. The project's current construction budget is \$ 6.2 million.
4. Since ~97% of the allocated funds have been expended, we are proposing a start date of April 1, 2025 for this supplemental/amendment.

| SCOPE OF SERVICES TO BE PROVIDED BY CONSULTANT

Refer to Exhibit A for Brownstone’s Scope of Services.

| SCOPE OF SERVICES TO BE PROVIDED BY OWNER

Refer to Exhibit B for the Owner’s Scope of Services.

| BROWNSTONE EXECUTION SCHEDULE

Refer to Exhibit C for the Project Execution Plan.

| BASE FEE TOTAL

Stipulated Sum Fee of ***Seventy-Six Thousand One Hundred & Eighty-Four Dollars and 00/100 (\$76,184.00)***.

Facility	Base Fee Total
Community Resource Center	\$45,710.00
Health Clinic	\$30,474.00

The stipulated sum will be invoiced in eight (5) equal monthly installments of \$15,236.80 each.

Facility	Monthly Invoice Total
Community Resource Center	\$9,142.08
Health Clinic	\$6,094.72

Please refer to Exhibit D (Standard Labor Rates) and Exhibit D-1 (Staffing Plan).

| ADDITIONAL SERVICES

Any services not specified in this proposal will constitute an additional service and will be billed at our hourly fee schedule (referenced in Exhibit D) or by a separate proposal. The County of Hidalgo must approve all additional services in writing prior to their performance.

| EXCLUSIONS

This proposal excludes the following services:

- Architectural or Engineering Design Services
- Site Surveys and Platting
- Construction Materials Testing
- Environmental and Geotechnical Testing
- Commissioning

Should you have any questions regarding this proposal, please call me at (956) 307-3057.