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INVOICE

INVOICE DATE: 9/1/2025
INVOICE NO: 1143
BILLING THROUGH: 8/31/2025

El Paraiso Clinic | ARPA-21-340-019
P.O. # 900089
Acct. # 5-1290-441-12-115-215-6-452

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	80.00	\$60,947.20	\$45,710.40	\$15,236.80
TOTAL	\$76,184.00		\$60,947.20	\$45,710.40	\$15,236.80

SUBTOTAL \$15,236.80

AMOUNT DUE THIS INVOICE \$15,236.80

This invoice is due on 10/1/2025

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$60,947.20	\$30,473.60	\$30,473.60

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.

Jose R. Villarreal
9-2-25

Received & Acknowledged by:
Dairen S Rangel
Dairen Sarmiento Rangel



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



MONTHLY REPORT
August 2025



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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 a large lobby space. The structure is proposed to be constructed using tilt-up concrete panels with interior structural steel columns and 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. The structure is proposed to be constructed using tilt-up concrete panels with interior structural steel columns and joists.

EXECUTIVE SUMMARY

Project Overview

The project continues to advance steadily, with meaningful progress achieved across multiple trades. Strong collaboration among NM Contracting, subcontractors, and the design team has allowed issues to be addressed quickly and efficiently, keeping the project on track.

During August, several major tasks were completed. In the Health Clinic, TV mounts were installed, the final coat of paint was applied, and the water meter was set. At the Community Resource Center (CRC), the domestic water meter installation was finalized, testing and balancing were completed, and repainting was finished. For sitework, the irrigation meter was installed, providing the necessary utility connection to move landscaping forward.

A number of activities remain ongoing. Brownstone continues to update the Project Management Information System, lead coordination meetings, and support project development efforts. Brownstone is also managing the resolution of furniture changes and discrepancies in coordination with the CORE team and design consultants.

Trade-specific progress includes:

Health Clinic - Exterior signage and testing/balancing are in progress.

Community Resource Center (CRC) - Fire alarm system, partition walls, kitchen equipment, exterior signage, grease trap annunciator, and TV mounts are being installed.

Sitework - Landscaping, generator start-up, and exterior signage are underway.

The project remains on schedule for substantial completion on September 13, 2025, with punch list activities already in progress. System integration and final testing are advancing toward closeout.

Coordination & Project Management

NM Contracting has issued its internal contractor punch list and began working through identified items. RFIs 47 and 48 were reviewed and addressed by the design team. Brownstone Consultants remains actively engaged in reviewing and processing payment applications; Applications 1 through 18 have been approved and paid, while Application 19 is currently under review by both the design team and the owner.

Brownstone continues to coordinate closely with the County to ensure all permitting requirements are satisfied. Coordination with Sharyland Water Supply Corporation is

complete, and the installation of required meters at both the Health Clinic and CRC, as well as the irrigation meter, now allows the contractor to begin final plumbing tests and proceed with landscaping work.

The most recent Owner-Architect-Contractor (OAC) meeting was held on August 21, 2025. The next OAC meeting is scheduled for September 4, 2025, at the Health Clinic.

Conclusion

The project team's consistent collaboration and communication remain central to the project's success. NM Contracting, its subcontractors, the design team, and Brownstone Consultants continue to demonstrate effective coordination, ensuring timely reviews, efficient decision-making, and steady progress across all scopes of work.

Major project components—including utility connections, electrical systems, and interior finishes—are advancing toward final completion. With utility meters now in place, the contractor is preparing to finalize plumbing testing and complete site landscaping. Overall, the project remains on track for substantial completion by mid-September, with final testing, commissioning, and closeout activities progressing as planned.

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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	\$ 6,525,991.06		
Retainage	\$ 326,299.55		
Total Due Less Retainage	\$ 6,199,691.51		
Less Previous Payments	\$ 6,038,426.32		
Current Payment Due	\$ 161,265.19		

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*	09/13/25	
Post-construction				

Construction Contract Time Overview

Notice to Proceed Date: 02/12/2024

Original Contract Time: 425 working calendar days

Total Rain Days: 59

Change Order Approved Days: 95

Total Approved Additional Days: 154

Pending Additional Days: 0

Original Completion Date: 04/12/25*

New Completion Date: 09/13/25

Proposed Potential Completion Date: 09/13/25

PROJECT PROGRESS

Completed Tasks

Health Clinic

- TV Mounts
- Final coat of paint
- Water Meter
- Epoxy flooring (janitorial room, it room, and electrical room)

CRC

- Domestic Water Meter
- Testing and Balancing
- Repaint
- Epoxy flooring (janitorial room, it room, and storage closet)

Sitework

- Irrigation Meter





Tasks In-Progress

- Brownstone continues to perform daily site Inspections.
- Brownstone continues updating the Project Management Information System and Software
- Brownstone continues Meetings, coordination, & support for project development
- Brownstone continues to coordinate furniture changes and discrepancies with the CORE and design team
- Brownstone and Hidalgo County continue coordination with SWSC for the water meters

Health Clinic

- Exterior Signage
- Testing and Balancing

CRC

- Fire Alarm
- Partition walls
- Kitchen Equipment
- Exterior Signage
- Grease Trap Annunciator
- TV Mounts

Sitework

- Landscaping
- Generator Start Up
- Signage



ISSUES

Owner Issues

ACTIVITY	DESCRIPTION	Status
SWSC	All 3 water meters have been installed as of 08/29/2025.	In-Progress
CORE (Furniture)	A coordination meeting is needed to discuss the delivery and installation of furniture for the Health Clinic.	In-Progress
CORE (Furniture)	The CRC will procure the additional furniture scope after the project is completed directly through CORE.	In-Progress

Contractor Issues

ACTIVITY	DESCRIPTION	Status
JCI (BAS) Controls	This item will be formally removed from NM's scope of work, and no funds will be deducted from their contract as a result.	Completed

MEETINGS

No.	DESCRIPTION	Date
1	Civil Punchlist Walk	08-01-2025
2	Internal Coordination Meeting	08-01-2025
3	Review Pay Application #18	08-04-2025
4	Coordination Call with HC Facilities Regarding SWSC	08-04-2025
5	Internal Coordination Meeting	08-07-2025
6	El Paraiso Bi-Weekly OAC Meeting	08-07-2025
7	El Paraiso SWSC Fire Meter Coordination	08-11-2025
8	Coordination with Purchasing Regarding CO #03 (Additional Days)	08-12-2025
9	El Paraiso Pay App #18 Review and remarks	08-12-2025
10	El Paraiso Civil Punchlist Walk Review with NM	08-13-2025
11	El Paraiso SWSC Fire Meter Coordination	08-20-2025
12	El Paraiso Internal Coordination	08-21-2025
13	El Paraiso Bi-Weekly OAC Meeting	08-21-2025
14	Visit SWSC for Water Meter Coordination	08-27-2025
15	El Paraiso Pre Punchlist walk ERO and MEP	08-28-2025

ATTACHMENTS

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

