



P.O. Box 720428
 McAllen, TX 78504
 Tel. (956) 661-0400

Invoice

Date	Invoice #
9/30/2025	2025-157

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

Additional Services - Amendment #5						
Project Phase	Fee by Pha...	Prev. Billed	% Prev. Bill...	% This Bill	Total % Billed	Inv. Amt.
Community Resource Center Additional Services - Construction Administration - September 2024	32,670.00	21,780.00	66.67%	16.67%	83.33%	5,445.00

Total	\$5,445.00
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INVOICE RECEIVED BY
[Signature] ON 9/30/25
 GOODS/SERVICES RECEIVED BY
Comar ON 9/29/25

Sign: *[Signature]*
 R#: 520482
 PO# 900101

Acct# 5-1290 - 441-19-115-264 -3-730

September 30, 2025

RE: Invoice #2025-157 & Invoice #2025-158

ERO Architects is submitting invoice #2025-157 and Invoice #2025-158 for Architectural Services provided under the AIA B101-2017 Agreement between Owner and Architect C-21-0723-12-28 for the El Paraiso Project.

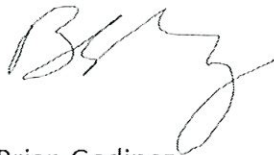
Based on G802 Amendment 005 to the Professional Services Agreement, the owner shall compensate the Architect \$52,680 for Additional Services, divided by 6 months, April 29, 2025, through October 31, 2025, equals a monthly progress payment of \$8,780 as follows:

Health Care & Indigent Care Clinic	\$3,335.00
<u>Community Resource Center</u>	<u>\$5,445.00</u>
Monthly Progress Payment Total	\$8,780.00

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

AI-101058

Purchasing Department 16. F. 3.

**CC CONSENT AGENDA SPECIAL
MTG**

Prct. 3

Meeting Date: 10/14/2025

Submitted For: Jorge Arcaute, COMM.
PCT. #3

Submitted By: Arnold Salazar

Department: COMM. PCT. #3

Information

CAPTION

Requesting acceptance and approval of the following invoices for authority for the County Treasurer to issue payment after review and auditing procedures are completed by the County Auditor:

Project Name	Invoice No. & Date	Vendor Name	P.O. No.	Amount
El Paraiso Project	2025-157 / 9-30-2025	ERO	900101	\$5,445.00
El Paraiso Project	1156 / 10-1-2025	Brownstone	899444	\$9,141.68

BACKGROUND

Purchase Order No. 900101

Purchase Order No. 899444

Fiscal Impact

CALENDAR YEAR: 2025

ACCT. #: 5-1290-441-19-115-264-3-730

FUNDS AVAILABLE Y/N?: Y

MATCHING FUNDS Y/N?: N

BUDGETARY IMPACT:

N/A

Attachments

Invoice 1156

2025-157

Form Review

Inbox

Purchasing / Internal

Budget & Management

Final Approval

Form Started By: Arnold Salazar

Reviewed By

Ignacio Amezcua

Veronica Ortiz

Date

10/02/2025 03:23 PM

10/02/2025 03:25 PM

Started On: 10/02/2025 12:01 PM



Purchase Order COUNTY OF HIDALGO

PO# 900101

DATE: 07/02/2025

PAGE: 1 Of 1

PO TYPE:

VENDOR: 300306

REQ: 00520482

PHONE: (956) 661-0400

Fax: (956) 661-0401

EMAIL: eroarchitects.com

SHIP TO: HIDALGO CO. PCT 3

724 N. BREYFOGLE
MISSION TX 78572

ERO ARCHITECTS
GOERO INTERNATIONAL, LLC
P.O. BOX 720428
MCALLEN TX 78504

CONTACT: Dagoberto Soto

(956) 585-4509

VENDOR ACCOUNT:

SITE: BUDGET AND MANAGEMENT

CONTRACT: C-21-0723-12-28

SPECIAL INSTRUCTIONS:

VENDOR NOTES

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice each Purchase Order singly. Original invoices are required customer copy may be accepted. Out number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		DO NOT DUPLICATE ORDER AI-99708 APPROVED BY C.C. ON 6/10/25 AMENDMENT NUMBER 005 C-21-0723-12-28		
		SUPPLEMENTAL AND ADDITIONAL SERVICES		
		EL PARAISO BUILDING		
1.00	EACH	CC COMMUNITY RESOURCE CENTER- COMPENSATION FOR THE ARCHITECT'S BASIC SERVICES SHALL, EFFECTIVE APRIL 29, 2025, BE MODIFIED AND BE COMPENSATED AS ADDITIONAL SERVICES UNDER ARTICLE 11.3. THE AGREEMENT SHALL BE EXTENDED FOR SIX (6) MONTHS THROUGHT OCTOBER 31, 2025. (\$5,445 PER MONTH)	32,670.0000	32,670.00
		TOTAL:		32,670.00
		REPORT ROAD HAZARDS 1-866-HCR-SAFE OR 1-866-427-7233		
		***** For Hidalgo County use only		
		5-1290-441-19-115-264-3-730	32,670.00	

Authorized by:

Ignacio Amegusa



GOERO INTERNATIONAL, LLC

Unique Entity ID YSFFNA2P4FN5	CAGE / NCAGE 9CPC0	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Jun 12, 2025	
Physical Address 135 Paseo Del Prado AVE STE 33 Edinburg, Texas 78539-9639 United States	Mailing Address P.O. Box 720428 McAllen, Texas 78504 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Texas 15	State / Country of Incorporation Texas / United States	URL (blank)

Registration Dates

Activation Date Jun 14, 2024	Submission Date Jun 12, 2024	Initial Registration Date Aug 29, 2022
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Entity Dates

Entity Start Date Oct 1, 2013	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USApending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?
No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:
Yes

Entity Types

Business Types	Entity Type	Organization Factors
Entity Structure Corporate Entity (Not Tax Exempt)	Business or Organization	Limited Liability Company
Profit Structure For Profit Organization		

Socio-Economic Types

- Minority-Owned Business
- Self Certified Small Disadvantaged Business
- DOT Certified DBE
- Hispanic American Owned

Check the registrant's Reqs & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments **No** Debt Subject To Offset **No**

EFT Indicator **0000** CAGE Code **9CPC0**

Points of Contact

Electronic Business

✎ Gladys Barrera, Accounting Manager 1717 Azalea ST.
Mission, Texas 78573
United States

Brian Godinez 5007 N 9TH Street
McAllen, Texas 78504
United States

Government Business

✎ Brian Godinez, CEO Principal 5007 N 9TH Street
McAllen, Texas 78504
United States

Gladys Barrera 1717 Azalea ST.
Mission, Texas 78573
United States

Past Performance

✎ Brian Godinez 5007 N 9TH Street
McAllen, Texas 78574
United States

Brian Godinez 5007 N 9TH Street
McAllen, Texas 78504
United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	541310	Architectural Services
	236220	Commercial And Institutional Building Construction
	541410	Interior Design Services
	561210	Facilities Support Services

Disaster Response

Yes, this entity appears in the disaster response registry.

Bonding Levels	Dollars
(blank)	(blank)

States **Texas** Counties **TX: Starr, Hidalgo, Cameron**

Metropolitan Statistical Areas **TX: McAllen-Edinburg-Mission, Brownsville-Harlingen-San Benito**



ADDITIONAL REMARKS SCHEDULE

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED GOERO International, LLC DBA ERO Architects P. O. Box 720428 McAllen TX 78504	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Umbrella Follow form applies

The Workers Compensation contains the following Endorsement:
 Blanket Texas Waiver of Our right to Recover from Others Endorsement form WC 420304B

Project: Hidalgo County Courthouse



Document G802® – 2017

Daniela Zedillo-Hinojosa
E-signed 2025-06-13 09:45AM CDT
daniela.zhinojosa@co.hidalgo.tx.us

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
El Paraiso Building

1901 N. Los Ebanos Rd.
Alton, Texas 78573

AGREEMENT INFORMATION:
Date:
December 28, 2021

AMENDMENT INFORMATION:
Amendment Number:
005
Date:
June 06, 2025

OWNER: *(name and address)*
County of Hidalgo
100 East Cano, 2nd Floor
Edinburg, Texas 78539

ARCHITECT: *(name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

The Owner and Architect amend the Agreement as follows:

Pursuant to Article 4 - Supplemental and Additional Services, Section 4.2.5, and Article 11 Compensation of the AIA B101 Standard Form of Agreement Between Owner and Architect, the compensation for the Architect's Basic Services shall, effective April 29, 2025, be modified and be compensated as Additional Services under Article 11.3. The Agreement shall be extended for six (6) months through October 31, 2025. The Owner shall compensate the Architect a fee not to exceed \$52,680.00 for Additional Services. Extension of the Architect's services beyond that time shall be compensated as Additional Services.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

The Owner shall compensate the Architect a fee not to exceed \$52,680.00 for Additional Services, divided by 6 months, equals a progress payment of \$8,780.00 maximum monthly fee.

Schedule Adjustment:

Begin fee adjustment starting on April 29, 2025 through October 31, 2025.



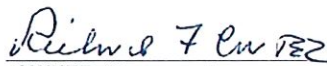
ARCHITECT *(Signature)*

BY: Brian Godinez, CEO

(Printed name, title, and license number if required)

06/06/2025

Date



OWNER *(Signature)*

Richard F. Cortez

(Printed name and title)

06/13/2025

Date



June 6, 2025

Richard F. Cortez, County Judge
County of Hidalgo
100 East Cano, 2nd Floor
Edinburg, Texas 78539

**Re: Professional Services for the Hidalgo County El Paraiso Project
Construction Administration Supplemental Services**

Dear Judge Cortez:

ERO Architects (ERO) is pleased to present this Proposal to Hidalgo County (Owner) and to extend Construction Administration services for the Hidalgo County El Paraiso as Additional Services (Project). This is based on the Amendment to the Professional Services Agreement between Hidalgo County and ERO Architects, which the Commissioners' Court approved on January 23, 2024.

The Proposal is based on the AIA B101-2017 Agreement between Owner and Architect executed on December 28, 2021, and the AIA G802-2017 Amendment Number 004 executed on January 30, 2024, specifically Article 4.2.5 for extending the Architect's services for 16 months from December 28, 2023, to April 28, 2025. Any services beyond this period will be considered Additional Services per Articles 11.3 and 11.7. Article 11.3 states that for Compensation for Additional Services that may arise during the course of the Project, including those under section 4.2, the Owner shall compensate the Architect as follows: Compensation will be based on the contract rate schedule included under 11.7. Article 11.7 states that the hourly billing rates* for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and the Architect's consultants' normal review practices. See ERO's 2025 Professional Fee Schedule below.

The Agreement shall be extended for an additional six (6) months, beginning on April 29, 2025, and ending on October 31, 2025. This timeline is based on the Contractor's latest submitted Project Schedule and includes time to review and coordinate closeout documentation. The Owner shall compensate the Architect \$52,680.00 for Additional Services, divided by 6 months, equals a progress payment of \$8,780.00 per month. The Owner shall compensate the Architect a monthly fee not to exceed \$5,445.00 for the CRC and \$3,335.00 for the Health Clinic. Extension of the Architect's services beyond October 31, 2025, shall be compensated as Additional Services.

ERO 2025 Professional Fee - Architectural

Principal	\$275/hr
Licensed Professional	\$250/hr
Project Manager	\$250/hr
Planning Manager	\$250/hr
Production Manager	\$225/hr
Architectural Associate	\$185/hr
Production	\$175/hr
Contract Administrator	\$165/hr
Clerical	\$ 75/hr

*Updated rates for 2025.

ERO Proposal – ERO Additional Services for the Hidalgo County Paraiso Project
May 28, 2025
Page 1 of 3



ERO’s professional fee for additional services is based on the average monthly data recorded over the last 16 months, specifically from December 2023 to April 2025, for the construction services of The El Paraiso Project.

See the anticipated breakdown as follows:

Project / Building	Monthly Additional Service Fee
Community Resource Center	\$5,445.00
Health Clinic	\$3,335.00
Total:	\$8,780.00

Community Resource Center: Monthly Additional Service Fee			
Role	Rate	Time	Total
Principal	\$275	1 hrs	\$275.00
Licensed Professional / Project Manager	\$250	10 hrs	\$2,500.00
Production Manager	\$225	6 hrs	\$1,350.00
Contract Administrator	\$165	8 hrs	\$1,320.00
Total		150 hrs	\$5,445.00

Community Resource Center: Total Additional Service Fee for May 2025 – October 2025			
Role	Rate	Time	Total
Principal	\$275	6 hrs	\$1,650.00
Licensed Professional / Project Manager	\$250	60 hrs	\$15,000.00
Production Manager	\$225	36 hrs	\$8,100.00
Contract Administrator	\$165	48 hrs	\$7,920.00
Total		150 hrs	\$32,670.00

Health Clinic: Monthly Additional Service Fee			
Role	Rate	Time	Total
Principal	\$275	1 hrs	\$275.00
Licensed Professional / Project Manager	\$250	6 hrs	\$1,500.00
Production Manager	\$225	4 hrs	\$900.00
Contract Administrator	\$165	4 hrs	\$660.00
Total		15 hrs	\$3,335.00

Health Clinic: Total Additional Service Fee for May 2025 – October 2025			
Role	Rate	Time	Total
Principal	\$275	6 hrs	\$1,650.00
Licensed Professional / Project Manager	\$250	36 hrs	\$9,000.00
Production Manager	\$225	24 hrs	\$5,400.00
Contract Administrator	\$165	24 hrs	\$3,960.00
Total		90 hrs	\$20,010.00



Additional Services Scope of Work and Compensation

Under Article 4.2.5 for Additional Services, ERO proposes to continue providing the Construction Phase Services per our Agreement under Article 3.6. ERO proposes that the compensation for Additional Services be invoiced at \$8,780.00 per month, based on the hourly rates set forth in Article 11.7, beginning April 29, 2025, and ending October 31, 2025. Extension of the Architect's services beyond that time shall be compensated as Additional Services.

INSURANCE

ERO and its consultants carry professional liability, general liability and workers compensation insurance policies in accordance with what we have found are generally acceptable requirements.

STANDARD OF CARE

ERO will perform the Project in a manner consistent with the degree of competency, care and skill ordinarily exercised by similarly licensed professionals currently practicing under similar circumstances at the same time and in the same or similar locales.

INDEMNIFICATION AND LIABILITY

ERO shall indemnify and hold harmless the County, its consultants and employees, from and against those liabilities, damages, and costs that the County is legally obligated to pay all damages to the extent they are caused by negligent acts or omissions of ERO. ERO will reimburse the County for reasonable defense costs for claims arising out of ERO's professional negligence and is in the aggregate, limited to an amount no greater than the fee earned under this Agreement. The foregoing hold harmless and indemnity obligations shall only apply to any such causes of action, damages, costs, expenses or other obligations which are covered and recoverable from ERO's insurance. The County agrees, to the extent allowed by law, to indemnify and hold harmless ERO, its officers, principals, consultants and employees against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by negligent acts or omissions in connection with the Project and this Agreement committed by the County, its agents and consultants or anyone engaged by the County is legally liable.

TERMINATION

Either Owner or ERO may terminate this Agreement with or without cause by giving fourteen (14) days written notice to the other party. In such event, Owner shall pay ERO in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Agreement shall be terminated upon completion of all applicable requirements.

If acceptable, please sign and return one copy of this Proposal to ERO Architects and the signed Amendment to our original Agreement. Feel free to contact me should you require clarifications or have questions or comments regarding this Proposal. Thank you!

Respectfully submitted,

Hidalgo County Approval and Agreement:


Brian Godinez
Principal
ERO Architects



Hidalgo County Signature
06/13/2025

Date



EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON June 10th, 2025

Agenda Item No. 99708

Executive Office: *me*
MS

CONTRACTOR:

goERO International LLC
d.b.a. ERO Architects

Brian Godinez

Brian Godinez (Jun 11, 2025 16:27 CDT)

Brian Godinez, Principal

COUNTY:

COUNTY OF HIDALGO

Richard F Cortez

Hon. Richard F. Cortez, County Judge

APPROVED AS TO FORM

Office of the Criminal District Attorney,
Toribio "Terry" Palacios

ATTEST:



Michelle Lopez

Michelle Lopez (Jun 12, 2025 08:56 CDT)

Michelle Lopez, Assistant District Attorney

Arturo Guajardo Jr

Arturo Guajardo, Jr., County Clerk












Amendment No. 5 to C-21-0723-12-28

Final Audit Report
















2025-06-13

Created:	2025-06-11
By:	Juan Herrera (juan.herrera@co.hidalgo.tx.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtlrMZSeCXXiuaAAjS5seZohscBrKtigB


"Amendment No. 5 to C-21-0723-12-28" History

-  Document created by Juan Herrera (juan.herrera@co.hidalgo.tx.us)
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-  Document emailed to mrodriguez@goero.com for signature
2025-06-11 - 8:27:55 PM GMT
-  Email viewed by mrodriguez@goero.com
2025-06-11 - 9:23:02 PM GMT
-  Signer mrodriguez@goero.com entered name at signing as Brian Godinez
2025-06-11 - 9:27:37 PM GMT
-  Document e-signed by Brian Godinez (mrodriguez@goero.com)
Signature Date: 2025-06-11 - 9:27:39 PM GMT - Time Source: server
-  Document emailed to Monica Salinas (monica.salinas@co.hidalgo.tx.us) for approval
2025-06-11 - 9:27:43 PM GMT
-  Email viewed by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
2025-06-11 - 10:05:38 PM GMT
-  Document approved by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
Approval Date: 2025-06-11 - 10:06:13 PM GMT - Time Source: server
-  Document emailed to michelle.lopez@da.co.hidalgo.tx.us for signature
2025-06-11 - 10:06:17 PM GMT
-  Email viewed by michelle.lopez@da.co.hidalgo.tx.us
2025-06-12 - 1:55:56 PM GMT
-  Signer michelle.lopez@da.co.hidalgo.tx.us entered name at signing as Michelle Lopez
2025-06-12 - 1:56:20 PM GMT



-  Document e-signed by Michelle Lopez (michelle.lopez@da.co.hidalgo.tx.us)
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2025-06-12 - 1:56:26 PM GMT
-  Email viewed by countyjudge.contracts@co.hidalgo.tx.us
2025-06-13 - 1:44:16 PM GMT
-  Signer countyjudge.contracts@co.hidalgo.tx.us entered name at signing as Richard F. Cortez
2025-06-13 - 1:45:29 PM GMT
-  Document e-signed by Richard F. Cortez (countyjudge.contracts@co.hidalgo.tx.us)
Signature Date: 2025-06-13 - 1:45:31 PM GMT - Time Source: server
-  Document sent to daniela.zhinojosa@co.hidalgo.tx.us and sandra garcia (sandra.solis@co.hidalgo.tx.us) for approval. One of them to approve
2025-06-13 - 1:45:35 PM GMT
-  Email viewed by daniela.zhinojosa@co.hidalgo.tx.us
2025-06-13 - 2:22:21 PM GMT
-  Signer daniela.zhinojosa@co.hidalgo.tx.us entered name at signing as Daniela Zedillo-Hinojosa
2025-06-13 - 2:45:09 PM GMT
-  Document approved by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)
Approval Date: 2025-06-13 - 2:45:11 PM GMT - Time Source: server
-  Document emailed to arturo.guajardo@co.hidalgo.tx.us for signature
2025-06-13 - 2:45:15 PM GMT
-  Email viewed by arturo.guajardo@co.hidalgo.tx.us
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-  Signer arturo.guajardo@co.hidalgo.tx.us entered name at signing as Arturo Guajardo Jr.
2025-06-13 - 3:24:04 PM GMT
-  Document e-signed by Arturo Guajardo Jr. (arturo.guajardo@co.hidalgo.tx.us)
Signature Date: 2025-06-13 - 3:24:06 PM GMT - Time Source: server
-  Document sent to Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us) and sandra.solis@co.hidalgo.tx.us for approval. One of them to approve
2025-06-13 - 3:24:10 PM GMT
-  Email viewed by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)
2025-06-13 - 3:43:06 PM GMT



 Document approved by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)

Approval Date: 2025-06-13 - 3:47:20 PM GMT - Time Source: server

 Agreement completed.

2025-06-13 - 3:47:20 PM GMT

