

DRAFT AIA® Document A133® – 2019

Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the «28th » day of « October » in the year « 2025 », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the « 28th » day of « October » in the year « 2025 » (the “Agreement”)
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

«Construction Manager at Risk for Hidalgo County Courthouse Phase II »
« 100 E Cano St »
« McAllen, TX 78501 »

THE OWNER:
(Name, legal status, and address)

« Hidalgo County »
« 100 E. Cano St, 2nd Floor »
« Edinburg, TX 78539 »

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

« Noble Texas Builders, LLC.»
« 108 South Main Street »
« La Feria, TX 78559 »

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

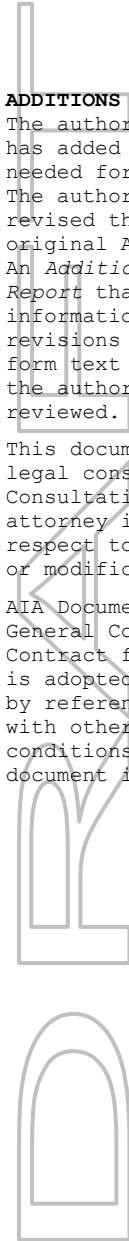
§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed « Four Million Seven Hundred Four Thousand Nine Hundred Ninety Four Dollars and Zero Cents » (\$ «4,704,994 »), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager’s contingency; alternates; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

« DIVISION	Phase 2.3 Abatement & Demolition	
General Requirements	615,208	
Existing Conditions	2,142,354	-
Plumbing	20,000	
Heating, Ventilation, & Air Conditioning	288,000-	
Electrical	56,718	
Earthwork	420,475	
Allowance	100,000	
Subtotal	3,642,755	
General Conditions	557,070	
Safety Inspections/ Lean Constructions	51,755	
Builder’s Risk Insurance (Included in GCs)	-	
General Liability Insurance (Included in GCs)	-	
P & P Bonds (Included in GCs)	-	
AGC Fees	-	
Contingency (5%)	235,250	
Building Permit	20,555	
Overhead & Profit	197,610	
Total	4,704,994	

§ A.1.1.3 The Construction Manager’s Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager’s Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	N/A

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A	N/A	N/A

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A	N/A	N/A

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[] The date of execution of this Amendment.

[] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« Work will begin on the date specified on the Notice to Proceed »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[] Not later than « Two Hundred Thirty » (« 230 ») calendar days from the date of commencement of the Work.

[] By the following date: « »

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
TBD	TBD

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Schedule of Values provided by the vendor	Schedule of Values	October 23 rd , 2025	1

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

«Since final drawings and specifications have not been developed for the project, Assumptions and Clarifications will supersede the List of Drawings and Specifications referenced in these documents.»

Section	Title	Date	Pages
N/A	N/A	N/A	N/A

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

«Since final drawings and specifications have not been developed for the project, Assumptions and Clarifications will supersede the List of Drawings and Specifications referenced in these documents.»

Number	Title	Date
N/A	N/A	N/A

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A	N/A	N/A

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Contingency Allowance	\$235,250
	\$100,000

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

«Refer to "Assumptions & Clarifications" found in GMP No.1 [TAB 3 – Description of Work] »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« Refer to "Schedule of Values" found in GMP No.2 [TAB 4 – Guaranteed Maximum Price] »

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« To be provided at a later date by the Contractor. »

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

« Richard F. Cortez, County Judge »« »

(Printed name and title)

« Juan Delgado, Vice President Construction Group,
Owner »« »

(Printed name and title)

TELBAR



CORPORATE
108 SOUTH MAIN STREET
LA FERIA, TEXAS 78559

HOUSTON
9000 SOUTHWEST FWY, SUITE 330
HOUSTON, TEXAS 77074

SAN ANTONIO
4764 RESEARCH DRIVE
SAN ANTONIO, TEXAS 78240

NOBLETX.COM

TABLE OF CONTENTS

3	TAB 1 - GMP SUMMARY <ul style="list-style-type: none">· GMP Cover Letter· Executive Project Summary
6	TAB 2 – LIST OF DOCUMENTS <ul style="list-style-type: none">· List of Drawings· List of Specifications
10	TAB 3 – DESCRIPTION OF WORK <ul style="list-style-type: none">· Facility<ul style="list-style-type: none">o Assumptions & Clarificationso Allowance Recap
14	TAB 4 – GUARANTEED MAXIMUM PRICE <ul style="list-style-type: none">· Schedule of Values
16	TAB 5 – PROJECT TEAM <ul style="list-style-type: none">· Project Team Organization Chart· Project Team Directory
23	TAB 6 – MASTER PROJECT SCHEDULE <ul style="list-style-type: none">· Preliminary Schedule



10

YEAR ANNIVERSARY

NOBLE

TAB 1 - GMP SUMMARY





September 10, 2025
Mr. Oscar Villareal
Director of Hidalgo County Facilities Management
Hidalgo County
Edinburg, Texas 78539

Re: Hidalgo County Courthouse – Phase 2 Abatement & Demolition (2.3)

Dear Mr. Villareal

We are pleased to submit our Guaranteed Maximum Price (GMP) in the amount of **four million seven hundred four thousand nine hundred ninety-four (\$4,704,994.00)** for the Hidalgo County Courthouse – Phase II Abatement & Demolition (2.3).

The GMP includes:

- Site Demolition
- Asbestos Abatement
- Plumbing Demolition
- HVAC Demolition
- Electrical Demolition
- Concrete Demolition & Haul Off
- Pavement Demolition & Haul Off
- Sidewalk Demolition & Haul Off
- Backfill Basement
- Temporary Fencing
- General Requirements

** Items above as described in design development documents used to prepare pricing.*

The following Executive Summary further defines the scope. We are looking forward to continuing our relationship with Hidalgo County on this exciting project.

Sincerely,

Ramon Dones
Project Executive

WWW.NOBLETX.COM | 1-833-423-1410

MAIN OFFICE 108 SOUTH MAIN STREET, LA FERIA, TX 78559 PH: 956-277-0708
SAN ANTONIO OFFICE 1223 ARION PARKWAY, SUITE 132, SAN ANTONIO, TX 78216 PH 210-368-2886
HOUSTON OFFICE 9000 SW FREEWAY, STE 330, HOUSTON, TX 77074 PH: 713-485-6238



Hidalgo County Courthouse – Phase 2
Abatement & Demolition (2.3)
Edinburg, Texas 78539

Executive Project Summary

Scope of Work:

The construction phase work includes: site demolition, asbestos abatement, plumbing demolition, HVAC demolition, electrical demolition, concrete, pavement & sidewalk demolition & haul off, backfill basement, temporary fencing, general requirements.

Additional Services and Scope Change

None

Schedule:

GMP Approval TBD
Delivery of 100% CD – AHJ Review
Advertise for Bids August 23, 2025
Receive Subcontractor Bids September 3, 2025
The anticipated Notice to Proceed date for the project October 31, 2025
The anticipated Substantial Completion date for the project August 21, 2026
The anticipated Final Completion date for the project September 25, 2026

Relationship to Existing Buildings

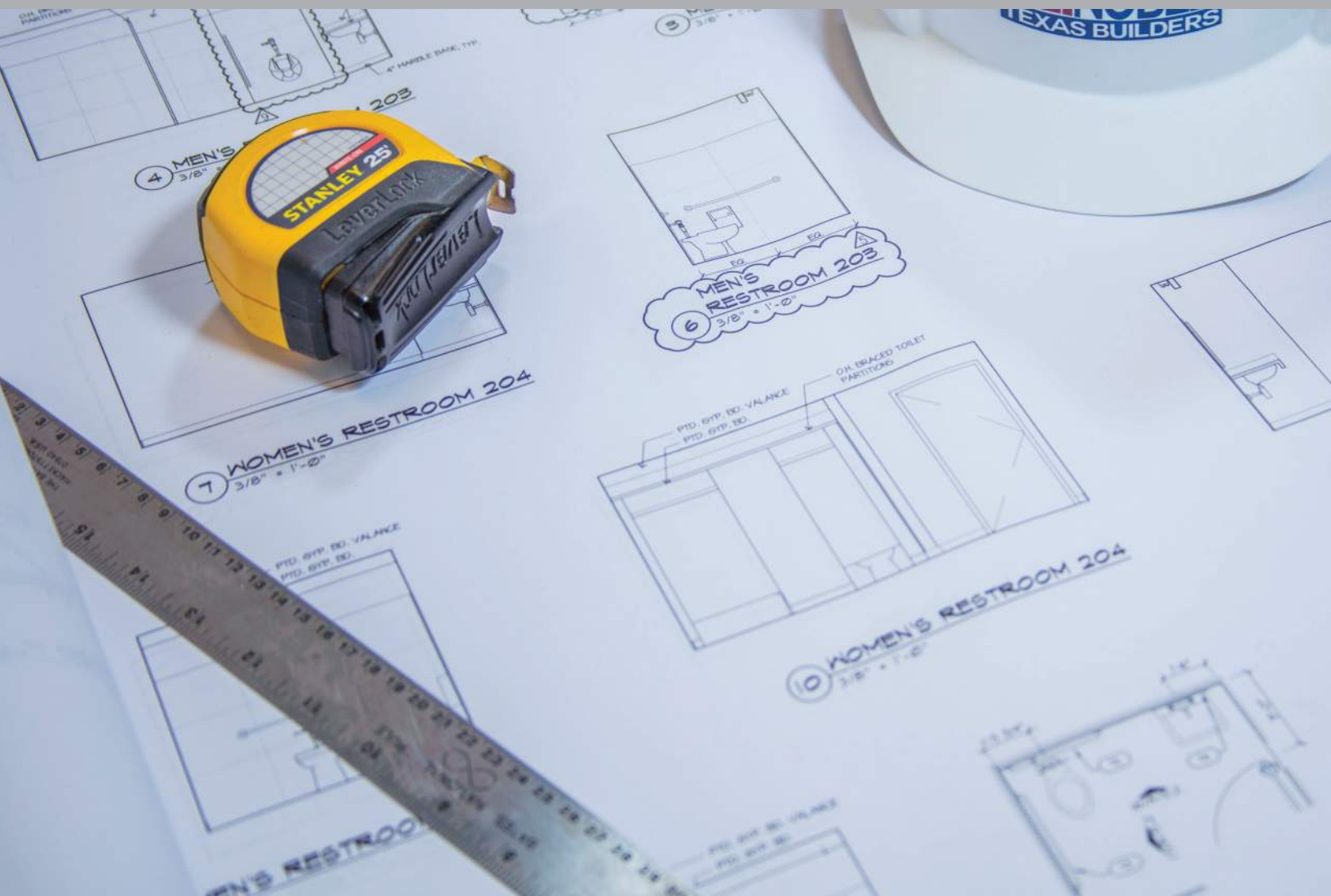
The Hidalgo County Courthouse Meander is near New Court Facility.



YEAR ANNIVERSARY

NOBLE

TAB 2 – LIST OF DOCUMENTS



List of Drawings

* Since final drawings and specifications have not been developed for the project, Assumptions and Clarifications will supersede the List of Drawings and Specifications referenced in these documents.

HCCH-PHASE2-100 AHJ REVIEW-102721-DRAWINGS			
DRAWING	DRAWING NAME	DATE	RECEIVED DATE
G-000	Cover Sheet	10/27/2021	1/22/2025
G-001	Index of Drawings	10/27/2021	1/22/2025
G-002	Project Summary / General Notes	10/27/2021	1/22/2025
C-100	Site Orientation Plan	10/27/2021	1/22/2025
C-101.1	Existing Conditions Plan Area 1	10/27/2021	1/22/2025
C-101.2	Existing Conditions Plan Area 2	10/27/2021	1/22/2025
C-102	Tree Preservation Plan	10/27/2021	1/22/2025
C-103.1	Site Demolition Plan Area 1	10/27/2021	1/22/2025
C-103.2	Site Demolition Plan Area 2	10/27/2021	1/22/2025
AD-010	Demolition/Salvage Orientation Plan	10/27/2021	1/22/2025
AD-100B	Salvage Plan - Basement - Area 'B'	10/27/2021	1/22/2025
AD-101A	Salvage Plan - Level 1 - Area 'A'	10/27/2021	1/22/2025
AD-101B	Salvage Plan - Level 1 - Area 'B'	10/27/2021	1/22/2025
AD-101C	Salvage Plan - Level 1 - Area 'C'	10/27/2021	1/22/2025
AD-102A	Salvage Plan - Level 2 - Area 'A'	10/27/2021	1/22/2025
AD-102B	Salvage Plan - Level 2 - Area 'B'	10/27/2021	1/22/2025
AD-103A	Salvage Plan - Level 3 - Area 'A'	10/27/2021	1/22/2025
AD-103B	Salvage Plan - Level 3 - Area 'B'	10/27/2021	1/22/2025
AD-104B	Salvage Plan - Levels 4, 5 & Roof - Area 'B'	10/27/2021	1/22/2025
AD-105B	Salvage Plan - Level 5 & High Roof	10/27/2021	1/22/2025
MP-001	Mechanical & Plumbing General Legend	10/25/2021	1/22/2025
MPD-100	Mechanical & Plumbing Demolition Site Plan	10/25/2021	1/22/2025
MPD-10B	Mechanical & Plumbing Demolition Plan - Basement	10/25/2021	1/22/2025
MPD-101.A	Mechanical & Plumbing Demolition Plan - Level 1 - Area 'A'	10/25/2021	1/22/2025
MPD-101.B	Mechanical & Plumbing Demolition Plan - Level 1 - Area 'B'	10/25/2021	1/22/2025
MPD-101.C	Mechanical & Plumbing Demolition Plan - Level 1 - Area 'C'	10/25/2021	1/22/2025
MPD-102.A	Mechanical & Plumbing Demolition Plan - Level 2 - Area 'A'	10/25/2021	1/22/2025
MPD-102.B	Mechanical & Plumbing Demolition Plan - Level 2 - Area 'B'	10/25/2021	1/22/2025
MPD-103.A	Mechanical & Plumbing Demolition Plan - Level 3 - Area 'A'	10/25/2021	1/22/2025
MPD-103.B	Mechanical & Plumbing Demolition Plan - Level 3 - Area 'B'	10/25/2021	1/22/2025
MPD-104	Mechanical & Plumbing Demolition Plan - Level 4	10/25/2021	1/22/2025
MPD-105	Mechanical & Plumbing Demolition Plan - Level 5	10/25/2021	1/22/2025
MPD-10R.A	Mechanical & Plumbing Demolition Plan - Roof - Area 'A'	10/25/2021	1/22/2025
MPD-10R.B	Mechanical & Plumbing Demolition Plan - Roof - Area 'B'	10/25/2021	1/22/2025
E-001	Electrical General Legend	10/25/2021	1/22/2025
ED-100	Electrical Demolition Site Plan	10/25/2021	1/22/2025
ED-10B	Electrical Demolition Plan - Basement	10/25/2021	1/22/2025
ED-101.A	Electrical Demolition Plan - Level 1 - Area 'A'	10/25/2021	1/22/2025
ED-101.B	Electrical Demolition Plan - Level 1 - Area 'B'	10/25/2021	1/22/2025
ED-101.C	Electrical Demolition Plan - Level 1 - Area 'C'	10/25/2021	1/22/2025
ED-102.A	Electrical Demolition Plan - Level 2 - Area 'A'	10/25/2021	1/22/2025
ED-102.B	Electrical Demolition Plan - Level 2 - Area 'B'	10/25/2021	1/22/2025
ED-103.A	Electrical Demolition Plan - Level 3 - Area 'A'	10/25/2021	1/22/2025
ED-103.B	Electrical Demolition Plan - Level 3 - Area 'B'	10/25/2021	1/22/2025
ED-104	Electrical Demolition Plan - Level 4	10/25/2021	1/22/2025
ED-105	Electrical Demolition Plan - Level 5	10/25/2021	1/22/2025
ED-10R.A	Electrical Demolition Plan - Roof - Area 'A'	10/25/2021	1/22/2025
ED-10R.B	Electrical Demolition Plan - Roof - Area 'B'	10/25/2021	1/22/2025

List of Specifications

** Since final drawings and specifications have not been developed for the project, Assumptions and Clarifications will supersede the List of Drawings and Specifications referenced in these documents.*

Specs	Description
<u>DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS</u>	
00 21 13	Instructions to Bidders
00 26 00	Substitutions Prior to Bidding
00 31 00	Available Project Information
00 41 13	Bid Form
<u>DIVISION 01 - GENERAL REQUIREMENTS</u>	
01 10 00	Summary
01 23 00	Alternates
01 25 13	Substitution Procedures After Execution of Contract
01 26 00	Contract Modification Procedures
01 26 13	Requests for Information (RFI)
01 29 00	Applications for Payment and Schedule of Values (GC)
01 31 19	Project Meetings
01 31 26	Newforma Info Exchange Requirements
01 32 16	Construction Progress Schedule
01 33 00	Submittal Procedures
01 42 10	Abbreviations - Terminology
01 42 11	Abbreviations - Organizations and Standards
01 42 13	Abbreviations For Units of Measure - English System of Units (IP)
01 42 16	Definitions
01 42 19	Reference Standards
01 45 00	Quality Control
01 45 23	Testing and Inspecting Services
01 50 00	Temporary Facilities and Controls
01 61 00	Common Product Requirements
01 65 00	Product Delivery Requirements
01 71 21	Specialty Engineering Requirements
01 73 29	Cutting and Patching
01 74 19	Construction Waste Management
01 74 23	Cleaning
01 77 00	Closeout Procedures (GC)
01 78 23	Operation and Maintenance Data
01 78 36	Warranties
01 78 39	Project Record Documents
01 78 43	Spare Parts and Extra Stock Materials
01 79 00	Demonstration and Training

DIVISION 26 - ELECTRICAL

- 26 00 10 Electrical General Requirements
- 26 05 19 Low Voltage Electrical Power Conductors and Cables
- 26 05 26 Grounding and Bonding for Electrical Systems
- 26 05 34 Boxes
- 26 05 43 Underground Ducts and Raceways for Electrical Systems
- 26 05 53 Identification For Electrical Systems
- 26 56 00 Site Lighting

DIVISION 31 - EARTHWORK

- 31 10 00 Site Clearing
- 31 22 00 Site Excavation and Rough Grading
- 31 22 19 Topsoiling and Finished Grading
- 31 23 23 Trench Excavation and Backfill
- 31 23 33 Trenching, Backfilling and Compacting for Utilities
- 31 25 00 Erosion and Sediment Control

DIVISION 32 - EXTERIOR IMPROVEMENTS

- 32 13 13 Concrete Paving and Curbs
- 32 13 15 Decorative Cement Concrete Pavement
- 32 14 13 Precast Concrete Pavers
- 32 17 23 Paving Striping and Marking
- 32 33 00 Site Furnishings
- 32 33 10 Custom Precast Concrete Benches
- 32 84 23 Irrigation System
- 32 92 19 Seeding
- 32 92 23 Sodding
- 32 93 13 Plants and Planting

DIVISION 33 - UTILITIES

- 33 10 00 Water Distribution
- 33 31 00 Sanitary Sewer
- 33 40 00 Storm Drainage



YEAR ANNIVERSARY

NOBLE

TAB 3 – DESCRIPTION OF WORK



Assumptions & Clarifications

01 General Requirements

- Plans & Specs 100% Preliminary CDs - Dated 10/27/2021
- It is anticipated the construction of Complete Phase 2 to be based on a 10-month schedule.
- Daily housekeeping during the duration of the project is included.
- Final Clean Up is included.
- Materials handling during duration of project is included.
- Full supervision for duration of project is included.
- SWPPP Maintenance for duration of project is included.
- Temporary Entry & Truck Washes are included.
- Street Cleaning for duration of project is included.
- Traffic Control for duration of project is included.
- Trash Chutes for duration of demo is included.
- Building permit is included.
- A 5% Contingency is included.
- An Unforeseen Utility Allowance of \$100,000 is included.
- Temporary Fencing & Pedestrian Walkways are included.
- On-Site Security is included.
- Air-Monitoring (Environmental) by owner.
- Any Sculpture work is excluded.
- TXDOT permits are excluded.
- Any scope of work not mentioned above is excluded.

02 Existing Conditions

- Asbestos Abatement is included
- Haul off debris and demolition materials for disposal in accordance with City of Edinburg landfill regulations, ensuring compliance with permitted guidelines and disposal rates applicable to Hidalgo County, with the Edinburg Landfill designated as the only approved disposal location.
- Courthouse & Sally Port demo is included.
- Temporary Walls to Protect New Courthouse and Public Access are included.
- Demo All Existing Areas where Asbestos is present as per Asbestos Report (Dated July 22,2025) is included.
- Install Storage Items is included as per Plans.
- Protection of Trees is included.
- Any scope of work not mentioned above is excluded.



22 Plumbing

- Plumbing Equipment and Piping to Cap & Make Safe is included.
- Salvage & Return to Owner Items per Salvage List on (Sheet MP-001) is included.
- Removal of All Existing Plumbing Fixtures as per (Sheets MPD-10B - MPD-10R.B) is included
- Any scope of work not mentioned above is excluded.

23 HVAC

- HVAC Equipment to Make Safe is included.
- Salvage & Return to Owner Items per Salvage List on (Sheet MP-001) is included.
- Removal of All Existing Mechanical Systems as per (Sheets MPD-10B - MPD-10R.B) is included.
- Any scope of work not mentioned above is excluded.

26 Electrical

- Cut, Cap, & Make Safe for Electrical Lines and Equipment is included.
- Salvage & Return to Owner Items per Salvage List on (Sheets E-001, AD-100B - AD-105B) is included.
- Removal of All Electrical Devices and Fixtures as per (Sheets ED-10B - ED-10R.B) is included.
- Any scope of work not mentioned above is excluded.

31 Earthwork

- Provide Rodent Survey of Site and Implement Measures Prior to Demolition as per (Sheet G-002) is included.
- Provide the Extermination and Removal of Rodents While Preventing Their Displacement to Adjacent Structures or Sites as per (Sheet G-002) is included
- Backfill & Compaction of Basement Infill is included.
- Any scope of work not mentioned above is excluded.



CONTINGENCIES & ALLOWANCE RECAP

** Allowances listed below are for scopes that have yet to be defined. In the event that the cost exceeds any of these allowances, the scope will need to be reevaluated and redesigned to fit the amount stipulated for each allowance.*

Item #	Description	Amount
01	Contingency (5%)	\$235,250.00
02	Allowance	\$100,00.00

10

YEAR ANNIVERSARY

NOBLE

TAB 4 – GUARANTEED MAXIMUM PRICE





Name: Hidalgo County Courthouse - Phase 2
Location: 100 N Closner Blvd, Edinburg, TX
Gross Area (SF): 119,157
Duration (Mos): 10.00
Bid Date: September 3, 2025
Lead Estimator: Armando Salazar

01	General Requirements	615,208
02	Existing Conditions	2,142,354
22	Plumbing	20,000
23	Heating, Ventilation, & Air Conditioning	288,000
26	Electrical	56,718
31	Earthwork	420,475
33	Allowance	100,000
Subtotal:		\$ 3,642,755
	General Conditions	557,070
	Safety Inspections/Lean Construction	51,755
	Builder's Risk Insurance (Included in GCs)	-
	General Liability Insurance (Included in GCs)	-
	P & P Bonds (Included in GCs)	-
	Contingency 5%	235,250
	AGC Fee	-
	Building Permit	20,555
	Overhead & Profit	197,610
Total:		\$ 4,704,994

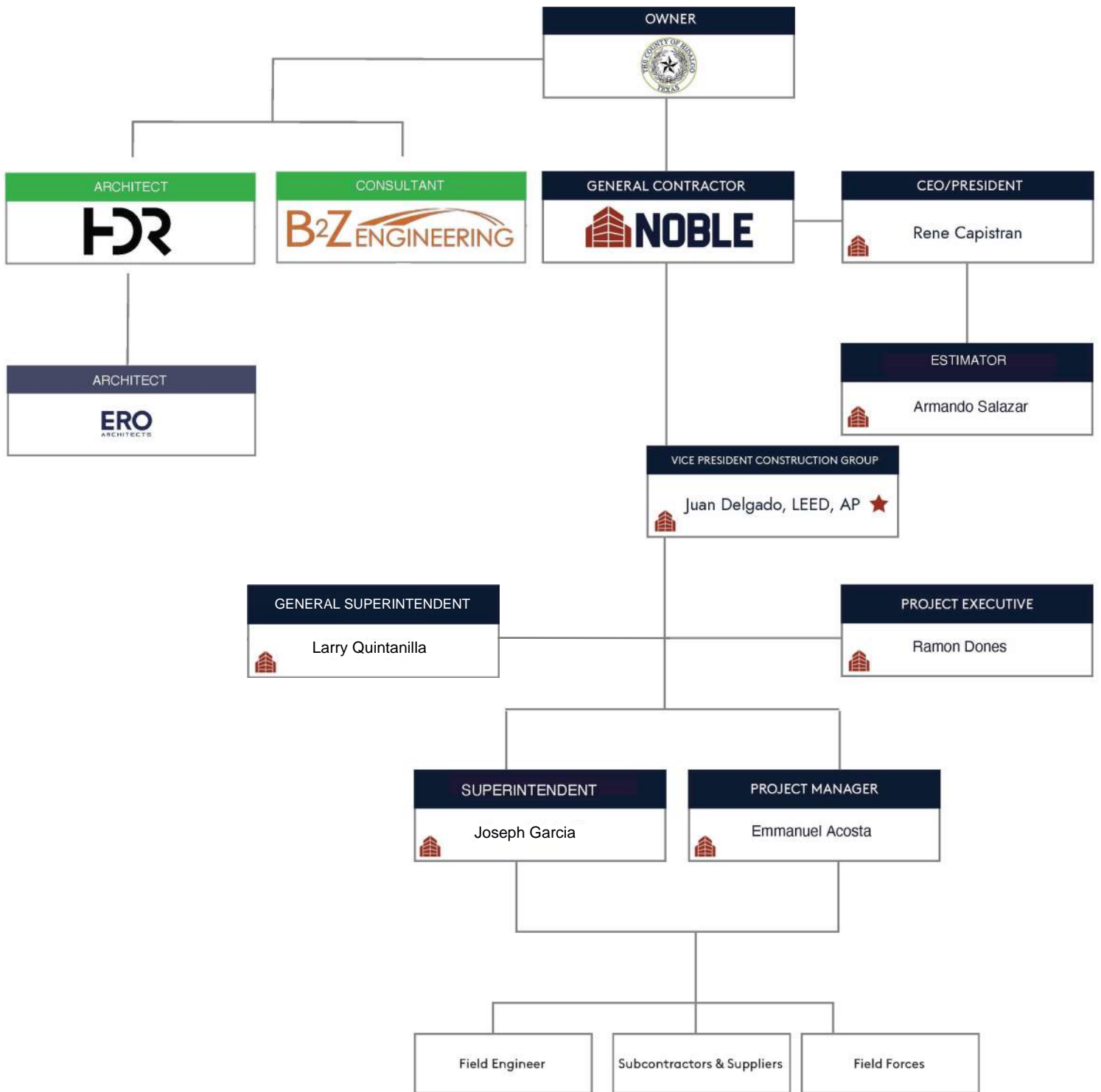



YEAR ANNIVERSARY

NOBLE

TAB 5 – PROJECT TEAM





Noble Contact: Juan Delgado, LEED, AP 

JUAN DELGADO, LEED AP | VICE PRESIDENT OF CONSTRUCTION

22+ YEARS EXPERIENCE



EDUCATION + TRAINING

B.S. Electrical Engineering
The University of Texas-Pan American

ASHE Healthcare Construction Certificate
 (HCC)

LEED Accredited Professional

OSHA 30-Hour

CITY OF RESIDENCE

Edinburg, Texas

PROFESSIONAL ASSOCIATIONS

Boys and Girls Club of Edinburg | Board Member
RGV First | Board Member
Noble Texas Builders | Board Member
Junior Achievement of the Coastal Bend

Juan is responsible for developing and maintaining project budgets, project cost forecast, labor management and control, as well as supporting Project Managers and Superintendents on their daily operations to ensure project deliverable and goals. What he enjoys most about his role is that he provides leadership and support to team members in order to be more efficient and see them grow within the organization.

REPRESENTATIVE EXPERIENCE

Cameron County Park Administration Building, South Padre Island, TX
 Los Fresnos CISD Resaca Middle School, Los Fresnos, TX
 UTRGV CIC Building Renovation – Weslaco, TX
 Valley Baptist Medical Center, 3rd Floor & Pharmacy Renovation, Brownsville, TX
 Brownsville Public Utilities Board Annex Building, Brownsville, TX
 South Texas ISD STPA & Rising Scholars Academy Restroom, San Benito, TX
 South Texas ISD Beta New Addition & Remodel, Edinburg, TX
 San Felipe Del Rio ISD, Commons Area, San Felipe, TX
 Edinburg ISD Ticket Booths, Edinburg, TX
 Vela High School Performing Arts Center, Edinburg, TX
 Brooks County STEM Lab, Falfurrias, TX
 Brooks County C.A.T.E Building, Falfurrias, TX
 The Gathering Place Charter School, San Antonio, TX
 Jubilee Academy, Harlingen, TX
 Jubilee Academy, Brownsville, TX
 UTPA Performing Arts Center, Edinburg, TX
 UTPA Academic and Administration Building Addition, Edinburg, TX
 UTPA Starr County Upper Level Center, Rio Grande City, TX
 UTB Biomedical Research & Health Professions Building Ph.1 & 2, Brownsville, TX
 UTRGV CIC/Weslaco EDC, Weslaco, TX
 Texas A&M Student Success Center/Loop Road & Chill Water Loop Extension, Laredo, TX
 South Texas College, Starr County, Rio Grande City, TX
 South Texas College, Nursing Allied Health, McAllen, TX
 South Texas College, Mid-Valley Campus, Weslaco, TX
 South Texas College, Pecan Campus, McAllen, TX
 South Texas College, Technology Center, McAllen, TX
 South Texas College Regional Center for Public Safety Excellence, Pharr, TX
 Texas State Technical College, Lab Remodel, Harlingen, TX
 South Texas Ecotourism Center, Laguna Vista, TX
 Multimodal Transit Facility, South Padre Island, TX

Cameron County - Isla Blanca Park Improvements, Ph 1 & 2, South Padre Island, TX
 City of McAllen Convention Center, McAllen, TX
 NavyArmy Community Credit Union, McAllen, TX
 NavyArmy Community Credit Union, Aransas Pass, TX
 Mission Hospital CATH Lab, Mission, TX
 Knapp Medical Center, CATH Lab Addition, Weslaco, TX
 RGV Cosmetics Vein & Surgery Center, Edinburg, TX
 Methodist Hospital, San Antonio, TX
 Knapp Medical Center Ambulatory Surgical Center, Weslaco, TX
 Cameron County Levee Building - Renovation, Brownsville, TX
 Reese Building - Renovation, Harlingen, TX
 The Lucio III Group Offices – Renovation, Brownsville, TX
 UTRGV McAllen Collegiate Academy, McAllen, TX
 Rally Credit Union, Harlingen, TX
 BRW, McAllen, TX
 Quickrete, La Feria, TX

EMPLOYMENT

Oct. 2016 **Noble Texas Builders, LLC**
 Present Vice President, Project Executive

Oct. 2007 **SpawGlass Contractors, South Texas**
 Jan. 2016 Project Executive

Aug. 2003 **Broaddus & Associates**
 Oct 2007 Project Manager

Feb. 2001 **HP**
 May 2003 VLSI Design Project Engineer

ARMANDO SALAZAR JR. | ESTIMATOR

9+ YEARS EXPERIENCE



CITY OF RESIDENCE

Donna, TX

Armando Salzar Jr. serves as the Estimator for Noble Texas Builders, LLC. Armando is responsible for overseeing day to day operations for Preconstruction Services including preparation of hard bid estimates, conceptual estimates, and developing various levels of Guaranteed Maximum Price proposals through the progressing levels of design. Armando has over 9 years’ experience in the construction industry and has served as a Estimator, AUTOCAD Drafter, Graphic Designer, and project control specialist during this time.

REPRESENTATIVE EXPERIENCE

Higher Education

Texas A&M University of Kingsville Deferred Maintenance, Kingsville, TX

Texas A&M San Antonio Gateway, San Antonio, TX

K-12/Charter Schools

Los Fresnos CISD Multipurpose Center, Los Fresnos, TX

Los Fresnos CISD Middle School, Los Fresnos, TX

McAllen ISD Kitchens 1-4, McAllen, TX

McAllen ISD Kitchens 5-8, McAllen, TX

McAllen ISD UTRGV Collegiate High, McAllen, TX

Additional Projects

Sonic, Mercedes, TX

Sonic, Elsa, TX

Upper Valley Dialysis Access Center, Mission, TX

Cameron County Isla Blanca Admin Building, South Padre Island, TX

Navy Army, Pharr, TX

Reese Pro Bar – Phase 3, Harlingen, TX

Quikrete, La Feria, TX

Rally Credit Union, Palmhurst, TX

Rally Credit Union, Harlingen, TX

EMPLOYMENT

2023 **Noble Texas Builders, LLC**
 Present *Estimator*

April 2017 **Insulations, Inc.**
 June 2018 *Project Controls Specialist*

2019 **Rovan Texas LLC**
 2023 *Estimator*

May 2016 **JD Abrams**
 Dec 2016 *Engineering Intern*

May 2018 **Building Quality**
 Aug 2018 *Graphic Designer*

RAMON DONES | PROJECT EXECUTIVE

23+ YEARS EXPERIENCE



EDUCATION + TRAINING

UTPA Studied Mechanical Engineering 2000
 Harlingen South High School 1994

FMI Project Manager Academy

P6 Scheduling

Former LEED Green Associate

CITY OF RESIDENCE

Harlingen, Texas

REFERENCES

Rolando Rubiano, PE | Green, Rubiano & Associates
 956-428-4461 | rolando@graengineering.com

David Monreal, AIA | GMS Architects
 210-393-3535 | dmonreal@gmsarchitects.com

Ramon has over 23 years experience in the construction industry in the Rio Grande Valley. As a Project Executive with Noble Texas Builders, he takes pride in being a team member and helps formulate the keys to a successful project for all stakeholders. Some of his duties and responsibilities involve construction administration on a daily basis. In doing so, he is heavily involved with budgeting, project management, subcontractor and vendor negotiations.

He presently serves on the education committee for the Associated General Contractors- RGV, and was a previous AGC Supervisory Training instructor. He is a Registered Accessibility Specialist by the Texas Department of Licensing and Regulation, and performs reviews and inspections for building owners, architects, engineers and the construction community.

REPRESENTATIVE EXPERIENCE

- LFCISD Multipurpose Center, Los Fresnos, TX
- LFCISD Vocational, Los Fresnos, TX
- LFCISD Agricultural, Los Fresnos, TX
- Rio Grande Regional Lab Finish outs - Alamo, TX & McAllen, TX
- Crawford Electric Supply, Brownsville, TX
- US Alamo Post Office, Alamo, TX
- Rio Grande Valley State Veterans Cemetery
- STISD Bus Barn & Restroom Buildings - Edinburg, TX
- UTRGV/Harlingen CISD | Early College High School - Harlingen, TX
- IDEA Public Schools | Phase 3 Bond San Benito Additions - San Benito, TX
- Santa Maria ISD | Junior High School - Santa Maria, TX
- IDEA Public Schools | Harlingen Phase I - Harlingen, TX
- IDEA Public Schools | Toros College Preparatory - Edinburg, TX
- San Jose Island Metal Buildings, - San Jose Island, TX
- STISD | Med High HVAC Upgrades - Mercedes, TX
- STISD | Innovation Center - Mercedes, TX
- STISD | New High School - Santa Maria, TX
- Veterans Memorial High School
- Los Fresnos CISD Instructional Wing, Los Fresnos, TX
- Los Fresnos CISD Safe Room/Gym, Los Fresnos, TX
- Veterans Middle School, Donna, TX
- South Texas ISD Med High Lab Expansion
- PSJA - Garza Pena Elementary School, San Juan, TX
- New Ringgold Elementary, Rio Grande City, TX
- TSTC Central Chiller Plant, Harlingen, Texas
- South Texas College | Nursing & Allied Health Building
- University of Texas-Pan American
- VTX Telecom Buildings
- Sleep Number Finishout
- T-Mobile Shell & Finishout
- Shops at 29 Sitework Lot 2
- EZ Cuts
- Ulta Beauty
- Ross Dress for Less
- Dave & Busters Sitework
- Dave & Busters Shell
- Burlington Coat Factory
- Clark Knapp Honda Dealership

33+ YEARS EXPERIENCE



CITY OF RESIDENCE

Mission, TX

EDUCATION + TRAINING

Computer Estimating for Residential and Commercial Basic and Standard First Aid
 SWPP, OCIP & CCIP Certified TX DOT Erosion Control
 Roof Penetration Safety Training Fall Protection Training
 Master Certificate in Concrete Repair Forklift Training & Certification
 OSHA 30-Hour Certificate Safety and Health Training Erosion & Sediment Control Training
 CPR and AED Training Supervisory Training

Larry Quintanilla has over 33 years of industry experience directing full scope construction projects that include new buildings and renovations. Larry has a proven track record of success in achieving time, budget, and quality goals on a broad range of multimillion dollar projects. Larry possesses a strong background in supervision of large, complex projects and in-depth knowledge of the construction industry.

REPRESENTATIVE EXPERIENCE

HEB Projects

HEB – New Construction, Sharyland, TX
 HEB Expansion & Remodel, Brownsville, TX
 HEB Expansion & Remodel, Schertz, TX
 HEB Supercenter #05, Brownsville, TX
 HEB Supercenter #02, Mission, TX

Additional Projects

South Texas College Thermal Plant Expansion, McAllen, TX
 South Texas College Nursing & Allied Health, McAllen, TX
 UTRGV Multi-Specialty Health Clinic, McAllen, TX
 Texas State Technical College Engineering, Harlingen, TX
 South Texas Community College Reroofing, McAllen, TX
 Texas State Technical College University Center, Harlingen, TX
 Texas A&M Student Success Center, Laredo, TX
 University of Texas Brownsville ITEC, Brownsville, TX
 University of Texas Pan American Unity Hall, Edinburg, TX
 University of Texas Pan American Education Complex & Expansion, Edinburg, TX

University of Texas Brownsville Education & Business Complex, Brownsville, TX
 University of Texas San Antonio Academic Center, San Antonio, TX
 Mercedes High School Football Stadium & Gym & Field House, Mercedes, TX
 Santa Maria High School Science Building, Santa Maria, TX
 Edinburg High School, Edinburg, TX
 Mission ISD Hurla Midkiff Elementary School, Mission, TX
 Public Storage, Hutto, TX
 Public Storage, Sorrento Valley, San Diego, CA
 Shops at Donna, Donna, TX
 City of Pharr Aquatic Facility, Pharr, TX
 Querencia, Barton Creek, TX
 Mexican Consulate, Brownsville, TX
 McAllen Chamber of Commerce, McAllen, TX
 La Villa Boys & Girls Club, La Villa, TX

EMPLOYMENT

2023 **Noble Texas Builders, LLC**
 Present *Senior Superintendent*

2002 **Skanksa USA, Tyler, TX**
 2005 *Superintendent*

2021 **VCC USA, Little Rock, AK**
 2023 *Traveling Superintendent*

1999 **D Wilson Construction Company, McAllen, TX**
 2002 *Superintendent*

2015 **D Wilson Construction Company, McAllen, TX**
 2021 *Assistant Project Manager*

1990 **AJM Contractors Inc., Denver, CO**
 1999 *Superintendent*

2005 **SpawGlass Contractors, Harlingen, TX**
 2015 *Senior Superintendent*

EMMANUEL ACOSTA | PROJECT MANAGER

3+ YEARS EXPERIENCE



EDUCATION + TRAINING

The University of Texas Rio Grande Valley
Bachelor of Science in Electrical Engineering

Emmanuel is an up-incomer in the construction industry in the Rio Grande Valley. As an Project Manager with Noble Texas Builders, he has asserted himself as a knowledgeable and key member within his assigned projects. With a background in Engineering & Computer science, he has proven to be an asset to Noble Texas Builders when it comes to facilitating and effectively providing the support his team needs.

REPRESENTATIVE EXPERIENCE

- LFCISD Multipurpose Center, Los Fresnos, TX
- LFCISD Vocational, Los Fresnos, TX
- LFCISD Agricultural, Los Fresnos, TX
- UTRGV McAllen Collegiate Academy, McAllen, TX

EMPLOYMENT

2024 present	Noble Texas Builders, LLC. Project Manager	May 2021 Aug. 2021	First Energy Electrical Engineer Intern – Co-op
June 2023 Aug. 2023	Wolfspeed Power Semiconductor Device Intern Co-op	Jan. 2022 Aug. 2022	Lumatec Lighting Administrative Assistant
June 2022 Aug. 2022	Tektronix Software Developer Intern – Co-op		

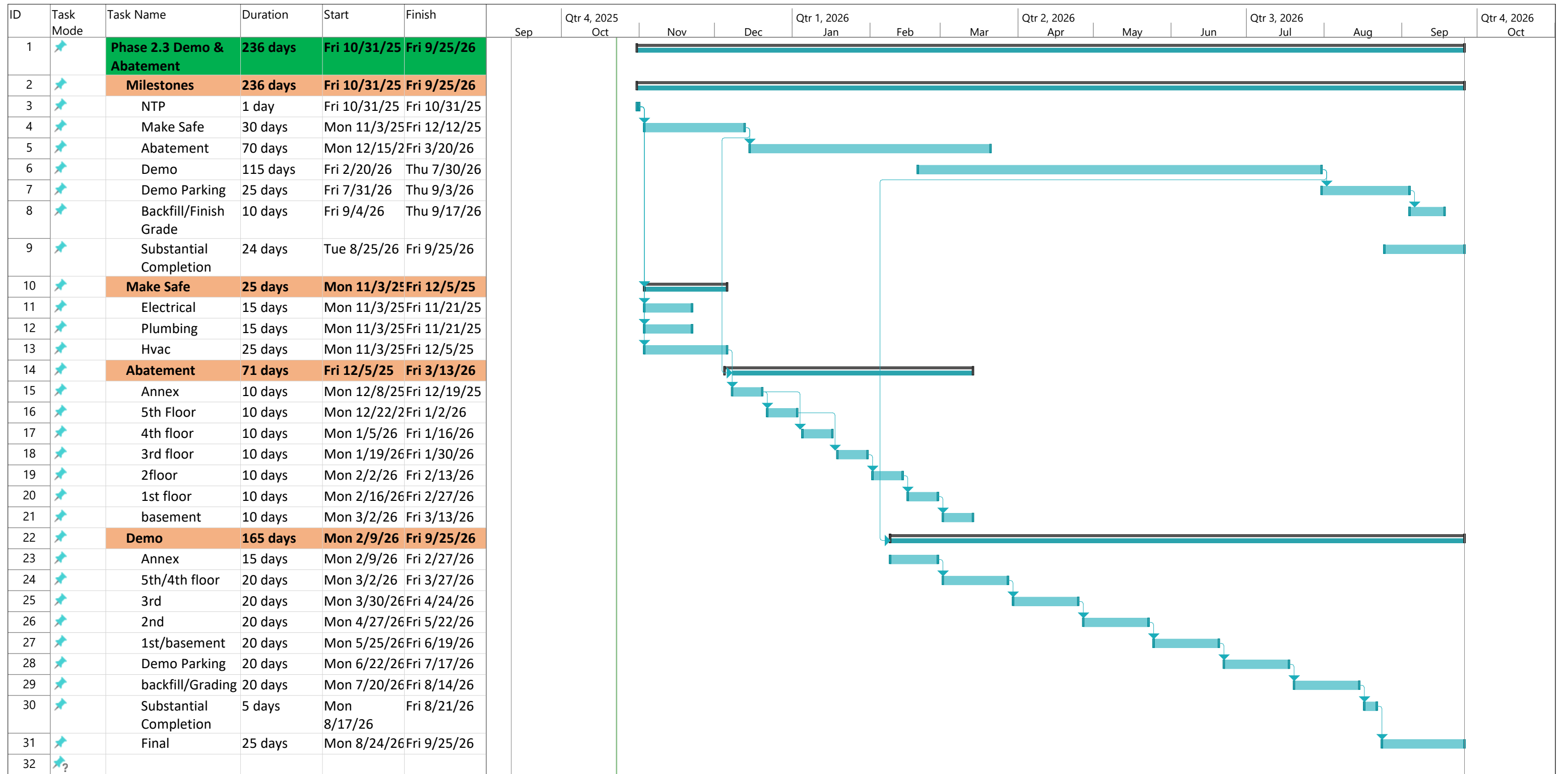


YEAR ANNIVERSARY

NOBLE

TAB 6 – MASTER PROJECT SCHEDULE





Project: HCCH Phase 2.2 Sched Date: Thu 10/23/25	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

10 YEAR ANNIVERSARY NOBLE

*“...Inspire Hope, Improve Lives, and
Strengthen the Communities We Live In”*

CORPORATE

108 SOUTH MAIN STREET
LA FERIA, TEXAS 78559

HOUSTON

9000 SOUTHWEST FWY, SUITE 330
HOUSTON, TEXAS 77074

SAN ANTONIO

4764 RESEARCH DRIVE
SAN ANTONIO, TEXAS 78240

