

EXHIBIT “F”
HIDALGO COUNTY
Professional Engineering Services
Agreement # C-24-0289-09-24
[ARPA-23-340-330]

WORK AUTHORIZATION NO. 2

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Engineering Services Agreement No. C-24-0289-09-24, incorporated herein by reference, for the “[ARPA-23-340-330] – Professional Construction Management Services for La Mansion Health Clinic Project in Precinct 3” made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the “**Owner**,” and Texas Infrastructure Development Group, LLC, hereinafter called “**Engineer**”.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Engineer** to provide Construction Management services for “[ARPA-23-340-330] – Professional Construction Management Services for La Mansion Health Clinic Project in Precinct 3”.

The **Engineer** is to provide the scope of Services as required by the Agreement with Owner.

The scope of services to be provided by the **Engineer** is identified in **Attachment “A”** – “*Scope of Services to be provided by Engineer*” attached hereto and incorporated by reference.

PART 2. ESTIMATED COST

The estimated cost for services under this Work Authorization is \$74,982.70. This amount is based upon the costs outlined in the **Attachment “B”** – “*Fee Proposal*” attached hereto and incorporated by reference.

PART 3. PAYMENT

Compensation and payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the **Professional Engineering Services Agreement No. C-24-0289-09-24** between the **Owner** and the **Engineer**.

PART 4. FUNDING

This Work Authorization No. 2 shall be funded through funding source:
Account No. 5-1290-441-12-115-330-6-730

PART 5. PERIOD OF SERVICE

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon completion of the scopes of the Work Authorization, within the limits of Agreement No. C-24-0289-09-24 , provided in this Work Authorization; or on (_____ DATE _____). *If applicable*: Engineer shall conform to the

approved "Work/Project Schedule", attached hereto and incorporated by reference herein as **Attachment "C"**.

PART 6. RESPONSIBILITIES AND OBLIGATIONS

This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement No. C-24-0289-09-24.

PART 7. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners' Court, and hereby executed and effective as of the date indicated below.

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON NOVEMBER 25, 2025.

Agenda Item No. 101535

Executive Office: _____

ENGINEER:

Texas Infrastructure Development Group, LLC

COUNTY:

COUNTY OF HIDALGO

Richard Zamora, PE, President/CEO

Hon. Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

LIST OF ATTACHMENTS:

Attachment "A" – *Scope of Services to be provided by Engineer*

Attachment "B" – *Fee Proposal*

Attachment "C" – *Approved Work/Project Schedule (If applicable)*



ATTACHMENT A

PROJECT SPECIFIC SCOPE OF SERVICES TO BE PROVIDED BY ENGINEER

ATTACHMENT "A"
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

1. Construction Phase Services

Acting as liaison for the county, Texas Infrastructure Development Group, LLC (TXIDG), will operate as Hidalgo County's Representative in overseeing the day to day construction activities in the field. Oversight of the Contractor and consultants in all aspects of project control (quality, budget, schedule, & scope) is vital for successful project delivery.

3.1. Construction Management

- 3.1.1. Quality Assurance (QA)/Quality Control (QC)
- 3.1.2. Permit Coordination Assistance
- 3.1.3. Daily Construction Administration
- 3.1.4. Document Control
- 3.1.5. Monitor Overall Project Schedule
- 3.1.6. Monitor Activities
- 3.1.7. Change order Management & Processing
- 3.1.8. Procedure for processing Contractor Payments
- 3.1.9. Contractor Payment Review
- 3.1.10. Shop Drawing Management
- 3.1.11. Maintenance of the as-built documents
- 3.1.12. Safety & Health Program
- 3.1.13. Operations planning & Management review

3.2. Field Inspection Services

TXIDG will provide on-site field representation to ensure building construction compliance to schedule, budget, quality and contractual requirements. On-site field representation during the construction phase will allow us to conduct, prepare and/or present the following:

- 3.2.1. Daily Field Reports
- 3.2.2. TXIDG will prepare a daily log of all project activity to include:
 - 3.2.2.1. Weather
 - 3.2.2.2. Contractor(s) manpower
 - 3.2.2.3. Contractor(s) equipment
 - 3.2.2.4. Material/equipment deliveries
 - 3.2.2.5. General description of work performed and location
 - 3.2.2.6. Issues and areas of concern or critical to job progress

ATTACHMENT "A"
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

3.3. Progress Photos

TXIDG will take and maintain a progress photo catalog on behalf of Hidalgo County. Each month, a disk of progress photos will be cataloged and be included in the Monthly Progress report. At the completion of the project, all photos will be transferred to Hidalgo County via the county's preferred method {i.e. disk, external hard drive, etc.}.

3.4. Project Progress Meetings

TXIDG will organize, conduct, and document progress meetings involving the project architect/engineers, the contractor's principal personnel, and as required, Hidalgo County staff. Topics covered will include:

- 3.4.1. Quality Assurance {QA}/Quality Control {QC}
- 3.4.2. On-site Construction Administration
- 3.4.3. Document Control
- 3.4.4. Schedule Adherence
- 3.4.5. Budget Adherence
- 3.4.6. Change orders
- 3.4.7. Contractor Payment Review
- 3.4.8. Shop Drawings
- 3.4.9. Maintenance of the as-built documents
- 3.4.10. Safety & Health

3.5. Project Controls

By incorporating third-party project management software and the latest project control systems, vital information can be provided in a timely manner so that important decisions can be made by key stakeholders. These systems assist in creating a transparent environment where all stakeholders will have access to project information. TXIDG will coordinate with the appropriate persons to manage the processing of schedules, design deliverables and distribution, invoices, contracts, change orders, amendments and other controls to develop systems that result in the delivery of work and services on time and on budget. Some of the key benefits of successful project control system are:

- 3.5.1. Transparency
- 3.5.2. Reporting to Key Stakeholder's
- 3.5.3. Record keeping of all inspection logs, test reports, pay requests, daily reports, change orders, submittals, RFI's, invoices, contracts,
- 3.5.4. Expediting Contractor and Consultant Pay Requests

ATTACHMENT "A"
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

2. Project Close-Out Phase Services

Project close out is a critical project element, that when performed properly will create significant benefits for Hidalgo County. TXIDG will manage and assist the County during this phase to ensure successful transition from project close-out to building occupancy and finally building operations. Key elements of project close-out include:

- 3.6. Occupancy Permits
- 3.7. Preventative Maintenance Programs
- 3.8. Management of Warranties
- 3.9. Asset Preservation
- 3.10. All Necessary Financial & Project Information



ATTACHMENT B

FEE PROPOSAL



**ATTACHMENT B
FEE PROPOSAL**

Contract # C-24-0289-09-24 / [ARPA A-233-340-330]
La Mansion Health Clinic
Work Authorization No. 2

<i>Hidalgo County Precinct No. 3 "La Mansion Health Clinic Project"</i>		Project Manager	Construction Superintendent	Construction Inspector	Admin/Clerical	Total Hours	Total Line Item Cost
TASKS							
<i>Construction Management and Inspection</i>							
<i>Construction Management (During Construction)</i>							
1	Meetings, and Coordination with County Staff, Design Engineer and Contractor Throughout Construction Duration to Ensure Project Progression (Field Visits, Status Meetings, Issue Resolution and Final Inspection)	30	2	10	4	46	\$8,338.32
2	Review and Processing of Contractor's Application for Payment (Approval/Modification/Rejection)	15	2	0	0	17	\$3,647.31
3	Obtain Design Engineer's Concurrence with any Suggestions or Request for Information (RFI's) and/or Submittals made by the Contractor	20	2	0	0	22	\$4,780.76
4	Coordinate with the Design Engineer and the County on any required Change Orders (Review, Negotiation and Prepration)	20	2	0	0	22	\$4,780.76
Subtotal Labor Hours		85	8	10	4	107	\$21,547.15
<i>Construction Inspection</i>							
1	On-Site Inspection During Construction Activities and Documentation in Project Diary.	15	10	450	0	475	\$47,191.65
2	Develop and Oversee Completion of a "Project Punch List" with the County and Contractor's Representative	10	2	0	2	14	\$2,686.34
3	Conduct 6 and 11-Month Walkthroughs and Contractor Follow-up	10	0	10	4	24	\$3,557.56
Subtotal Labor Hours		35	12	460	6	513	\$53,435.55
Total Labor Hours		120	20	470	10	620	620
Contract Rate		\$ 226.69	\$ 123.48	\$ 94.57	\$ 86.24		
Total Costs		\$ 27,202.80	\$ 2,469.60	\$ 44,447.90	\$ 862.40		\$74,982.70

TXIDG Cost

\$74,982.70