



**Exhibit A - Budget Amendments**

#	ARPA Project No.	ARPA Project Name	Prior Budget	New Budget
1	22-340-088	Hidalgo County Hidalgo Health Clinic Improvement Project  MOU Section 8: <i>The term of this agreement may be extended by mutual agreement of the parties.</i>	\$2,728,172.00	\$2,653,189.30
2	23-340-330	La Mansion Health Clinic Improvement Project  MOU, Section 3.4: <i>Budget adjustments will be considered and may be submitted to the Hidalgo County Budget Officer, with final approval of the Hidalgo County Commissioner's Court.</i>	\$4,051,633.46	\$4,126,616.16

FAQ 17.16:

- Recipient may use SLFRF funds to cover increased costs attributable to pre-existing obligations to accommodate the change or contingency prior to December 31, 2024.
- Recipients may also cover contract cost increases after December 31, 2024, using SLFRF funds that the recipient does not use as initially reported to cover particular projects.
- Recipients may cover cost of amendments to contracts if the amended contract is within substantially the same scope and for substantially the same purpose as the contract incurred by December 31, 2024.

Coronavirus State and Local Fiscal Recovery Funds Compliance and Reporting Guidance, December 19, 2024:

While recipients may not incur new obligations for the use of SLFRF funds after December 31, 2024, recipients may reclassify SLFRF funds from a reported activity to another project that would be eligible under the program rules.



## **Project Description**

**Project Name:**

Hidalgo Health Clinic Improvement Project

**Project Number:**

ARPA-22-340-088

**Program Name:**

Hidalgo Health Clinic Improvement Project will be a part of the Hidalgo County American Rescue Plan Act Expanding Access to Healthcare Program.

**Department Name:**

Hidalgo County Health Department

**ARPA Expenditure Category:**

1: Public Health

**ARPA Eligibility Category:**

1.14: Other Public Health Services^

**Project Description:**

The purpose of the Hidalgo County Health Clinic Improvement Project is to expand healthcare capacity and meet the public health emergency and its negative economic impacts with COVID 19 and continued risks. The Hidalgo County Health Clinic will provide critical services to Hidalgo County residents which include but are not limited to vaccinations, testing, preventative care and referrals, as needed, to underserved and disproportionately impacted populations for healthcare relief and to improve health outcomes. The Hidalgo County Health Clinic will be located at 702 E. Ramon Ayala Dr., Hidalgo, TX, 78557. Included is one time improvements to the facility and development and construction of an adjacent structure as part of the pandemic preparedness package will be authorized by City for procurement by County, as tenant of the property in question, and is deemed necessary by the parties to respond to the ongoing COVID 19 public health emergency. These provisions will provide a safe and sustainable building and enable employees to continue performing essential services for the residents of Hidalgo County to mitigate the spread of COVID-19 and other communicable/infectious diseases.

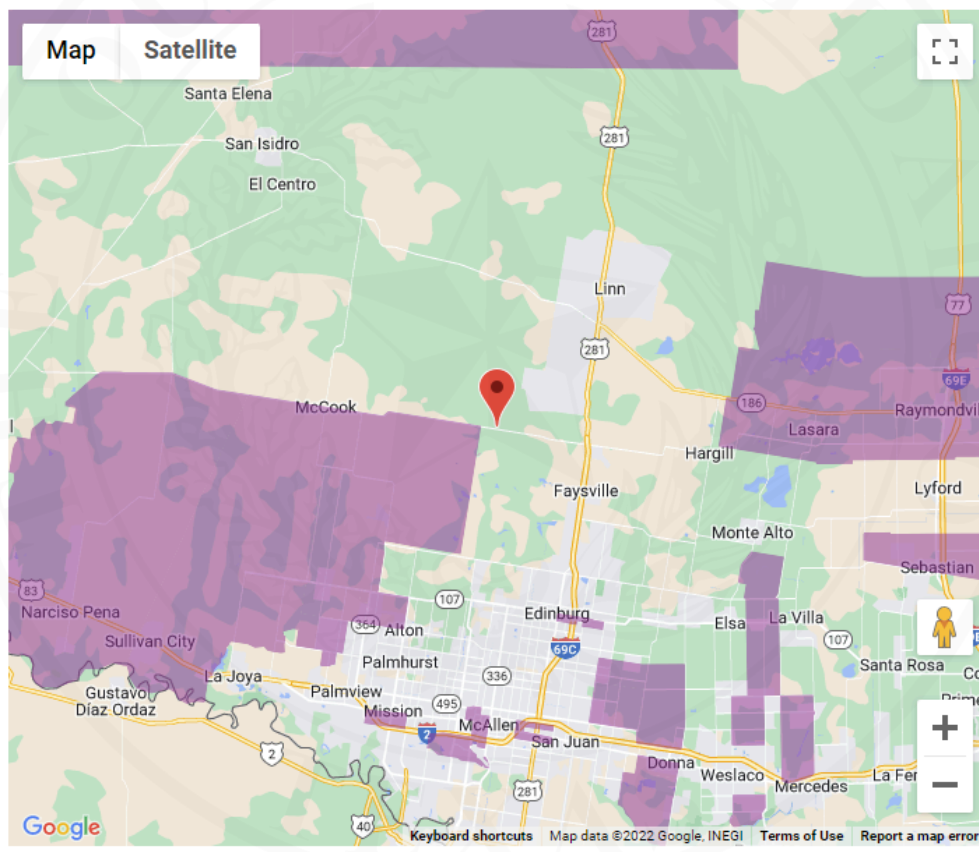
Treasury received a few comments from recipients seeking to use SLFRF funds to build new medical facilities, such as hospitals or public health clinics, to serve disproportionately impacted communities. Given the central role of access to high-quality medical care in reducing health disparities and addressing the root causes that led to disproportionate impact COVID-19 health impacts in certain communities, the final rule recognizes that medical equipment and facilities designed to address disparities in public health outcomes are eligible capital expenditures. This



includes primary care clinics, hospitals, or integrations of health services into other settings.<sup>1</sup> In the final rule, to further decrease administrative burden and enhance recipient flexibility, Treasury is allowing recipients to also presume that low-income households were disproportionately impacted. Treasury anticipates that adding low-income households as a presumed eligible population will maintain targeting of funds to populations and communities most likely to have experienced severe pandemic impacts, while providing a more flexible approach for recipients.<sup>2</sup>

**Fiscal Impact:** \$2,653,189.30

^Below is the Qualified Census Tract Analysis for Hidalgo County.



Source: Office of Policy Development and Research 2021 and 2022 Small Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs)

---

<sup>1</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4372

<sup>2</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4441



## **Project Description**

**Project Name:**

La Mansion Health Clinic Project

**Project Number:**

ARPA-23-340-330

**Program Name:**

La Mansion Health Clinic Project will be a part of the Hidalgo County American Rescue Plan Act Expanding Access to Healthcare Program.

**Department Name:**

Hidalgo County Health Department

**ARPA Expenditure Category:**

1: Public Health

**ARPA Eligibility Category:**

1.14: Other Public Health Services^

**Project Description:**

Hidalgo County Health & Human Services, along with the various County Departments and COVID healthcare partners are actively assessing (Testing), intervening (vaccinating), and providing prevention education. The COVID virus has proven to be especially resilient as evident by its ever enhancing mutations. The need for expanding and upgrading our current clinical facilities to assure the access to intervention, vaccinations, and advance healthcare referral for a County of over a 1.2 million residents and an unaccounted immigrant population is critical. The purpose of La Mansion Health Clinic Project is to expand health care capacity and meet community pandemic-related needs. Operational needs can be met through renovations and/or new construction to include furniture, fixtures and equipment. Furthermore, efforts to mitigate the COVID-19 pandemic through this clinic include, but are not limited to, vaccination programs, medical care, testing, and support for vulnerable populations to access medical or public health services. La Mansion Health Clinic plans to provide the residents of Hidalgo County access to resources that improve health outcomes during and after the public health emergency. The La Mansion Health Clinic will be located at the corner of Paula and Moorefield Roads, 2218 Moorefield Rd, Mission, TX, 78572, and will provide quality services to an underserved community.



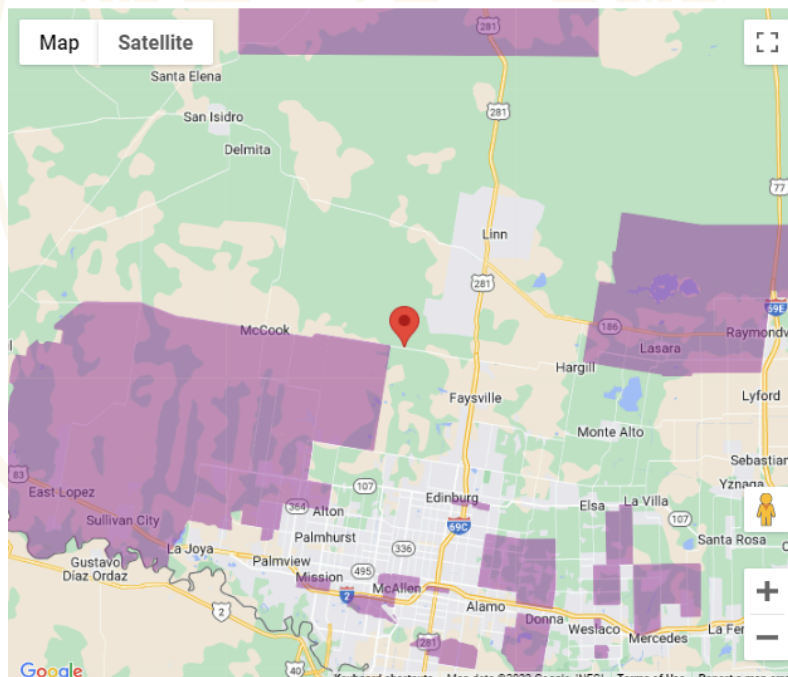
## Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2022

Treasury received a few comments from recipients seeking to use SLFRF funds to build new medical facilities, such as hospitals or public health clinics, to serve disproportionately impacted communities. Given the central role of access to high-quality medical care in reducing health disparities and addressing the root causes that led to disproportionate impact COVID-19 health impacts in certain communities, the final rule recognizes that medical equipment and facilities designed to address disparities in public health outcomes are eligible capital expenditures. This includes primary care clinics, hospitals, or integrations of health services into other settings.<sup>1</sup> In the final rule, to further decrease administrative burden and enhance recipient flexibility, Treasury is allowing recipients to also presume that low-income households were disproportionately impacted. Treasury anticipates that adding low-income households as a presumed eligible population will maintain targeting of funds to populations and communities most likely to have experienced severe pandemic impacts, while providing a more flexible approach for recipients.<sup>2</sup>

**Fiscal Impact:** \$4,126,616.16

^Below is the Qualified Census Tract (QCT) for Hidalgo County.



<sup>1</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4372

<sup>2</sup> Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4441



## Hidalgo County • Department of Budget & Management

### American Rescue Plan Act 2022

---

Source: Office of Policy Development and Research 2021 and 2022 Small Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs)

^Low to Moderate Area for proposed location near 618 Breyfogle Rd, Mission, TX, 78572;  
Source: HUD Exchange Low and Moderate Income Survey Data (LMISD) Map Application  
(<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffdo597e8af24f88b501b7e7f326bedd>)

#### LMISD by Block Group: Block Group 3, Census Tract 202.02, Hidalgo County, Texas

Source	2015ACS
geoname	Block Group 3, Census Tract 202.02, Hidalgo County, Texas
Stusab	TX
Countyname	Hidalgo County
State	48
County	215
Tract	020202
Blckgrp	3
Low	880
Lowmod	1300
Lmmi	2090
Lowmoduniv	2570
Lowmod_pct	50.58
ucLowmod	
ucLowmod_p	0.00
MOE_Lowmod	+/-12.96
MOE_ucLowm	



AI-101535

Purchasing Department 24. F. 0.

**CC CONSENT AGENDA SPECIAL  
MTG**

**Prct. 3**

**Meeting Date:** 11/25/2025

**Submitted For:** Ignacio Amezcua,  
PURCHASING DEPT.

**Submitted By:** Juan Herrera

**Department:** PURCHASING DEPT.

**Information**

**CAPTION**

A. Requesting approval of Supplemental Agreement No. 2 to the Contract (C-24-0289-09-24) between HC and Texas Infrastructure Development Group, LLC, to extend the termination date of the agreement.

B. Requesting approval of Work Authorization No. 2 to the Contract (C-24-0289-09-24), with an estimated cost of \$74,982.70 as submitted by Texas Infrastructure Development Group, LLC in connection with "[ARPA-23-340-330] - Professional Construction Management Services for La Mansion Health Clinic Improvement Project to provide Project Management services for the remainder of the project.

**BACKGROUND**

**Fiscal Impact**

**CALENDAR YEAR:** 2025

**ACCT. #:** 5-1290-441-12-115-330-6-730

**FUNDS AVAILABLE Y/N?:** Y

**MATCHING FUNDS Y/N?:** Y

**BUDGETARY IMPACT:**

**Attachments**

1295 Form

Supplemental No. 2

Work Authorization No. 2

**Form Review**

**Inbox**

Purchasing / Internal  
Budget & Management  
Final Approval

**Reviewed By**

Ignacio Amezcua  
Veronica Ortiz

**Date**

11/17/2025 04:11 PM  
11/17/2025 04:13 PM

Form Started By: Juan Herrera

Started On: 11/13/2025 02:03 PM

**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**

Hidalgo County Precinct No. 3 "La Mansion Health Clinic Project"		Project Manager	Construction Superintendent	Construction Inspector	Admin/Clerical	Total Hours	Total Line Item Cost
TASKS							
<b>Construction Management (During Construction)</b>							
<i>Construction Management and Inspection</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 Preparation)	20	2	0	0	22	\$4,780.76
	<b>Subtotal Labor Hours</b>	<b>85</b>	<b>8</b>	<b>10</b>	<b>4</b>	<b>107</b>	<b>\$21,547.15</b>
<b>Construction Inspection</b>							
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
	<b>Subtotal Labor Hours</b>	<b>35</b>	<b>12</b>	<b>460</b>	<b>6</b>	<b>513</b>	<b>\$53,435.55</b>
<b>Total Labor Hours</b>		<b>120</b>	<b>20</b>	<b>470</b>	<b>10</b>	<b>620</b>	
Contract Rate		\$ 226.69	\$ 123.48	\$ 94.57	\$ 86.24		
<b>Total Costs</b>		<b>\$ 27,202.80</b>	<b>\$ 2,469.60</b>	<b>\$ 44,447.90</b>	<b>\$ 862.40</b>		<b>\$74,982.70</b>

**TXIDG Cost**

**\$74,982.70**