



Exhibit A - Budget Amendments

#	ARPA Project No.	ARPA Project Name	Prior Budget	New Budget
1	2-123-023	Hidalgo County Precinct 3 Park Improvements	\$2,925,000.00	\$2,556,615.99
2	22-121-044	Hidalgo County Precinct 1 Mercedes Gate Structure Stormwater Project	\$1,840,322.77	\$1,404,501.92
3	22-110-090	Communication Interoperability	\$64,591.58	\$62,214.56
4	21-123-328	Hidalgo County Precinct 3 5K Mansion Linear Park Trail	\$2,886,284.72	\$3,254,668.73
5	24-121-358	Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC)	\$7,037,485.00	\$7,473,305.85
6	24-121-363	Hidalgo County Precinct 1 Sunset Park Improvements	\$100,000.00	\$200,000.00
7	24-121-362	Hidalgo County Precinct 1 Sunrise Hill Park Improvements	\$1,743,000.00	\$1,643,000.00

Note: Funds will be transferred to contingency then to the applicable project including the American Rescue Plan Act Administrative Costs - Salaries.

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 County Precinct 3 Park Improvements

Project Number:

ARPA-21-123-023

Program:

The Hidalgo County Precinct 3 will be part of the Hidalgo County American Rescue Plan Act Recreational Development Program.

Department Name:

Hidalgo County Precinct 1

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.22: Strong Healthy Communities: Neighborhood Features that Promote Health and Safety^

Project Description:

The COVID-19 pandemic has made it clear that parks are crucial to a community's quality of life. People turned to parks for fresh air, exercise and solace from pandemic-related stressors. The Hidalgo County Precinct 3 Park Improvements Project will include the following parks: Katarina North Park, Katarina South Park, Abram Park, Los Ebanos Park, Los Ebanos Pavilion, and Veterans Memorial Pavilion. This project will improve the accessibility and function of Precinct 3 parks to constituents living in and around Qualified Census Tracts (QCTs) and Low to Moderate Income Areas (LMI), as they will be designed to benefit the health and well-being of residents and promote improved health outcomes. This project aims to create safe spaces that will promote health and safety outcomes for its residents by providing healthy play, wellness, and recreation areas to help mitigate the ongoing effects of COVID-19. The project includes but is not limited to professional services, park equipment, amenities, safety features, supplies, materials, and other necessary provisions.

Treasury recognizes the connection between neighborhood built environment and physical health outcomes as discussed in the research and analysis provided by commenters, including risk factors that may have contributed to disproportionate COVID-19 health impacts in low-income communities. The final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights,



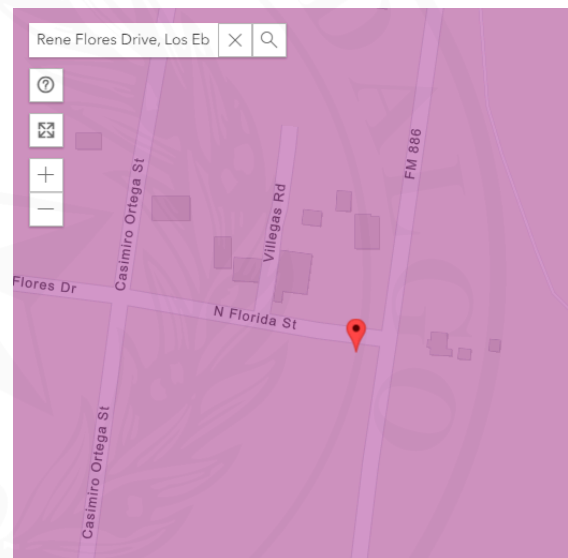
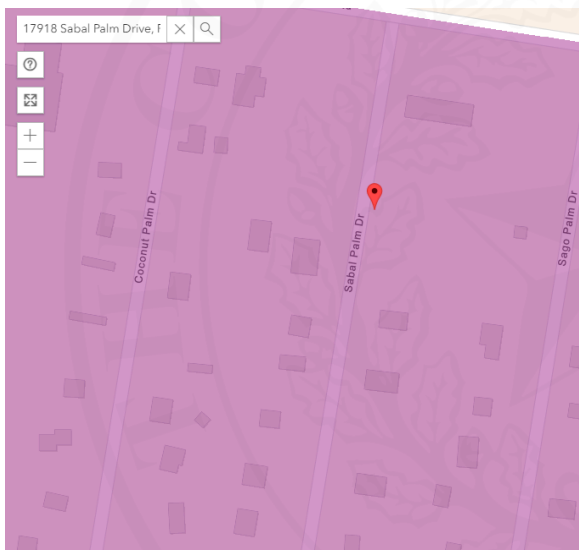
Hidalgo County • Department of Budget & Management

American Rescue Plan Act

neighborhood cleanup, and other projects to revitalize public spaces.¹ 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.²

Fiscal Impact: \$2,556,615.99

^Below is the 2024 Qualified Census Tract Analysis for the following: Katarina Park South - 17918 Sabal Palm Drive, Peñitas, TX 78576, Los Ebanos Park - Rene Flores Ave, Los Ebanos, TX 78565 and Veterans Memorial Park Pavilion - S Inspiration Rd, Mission, TX 78572

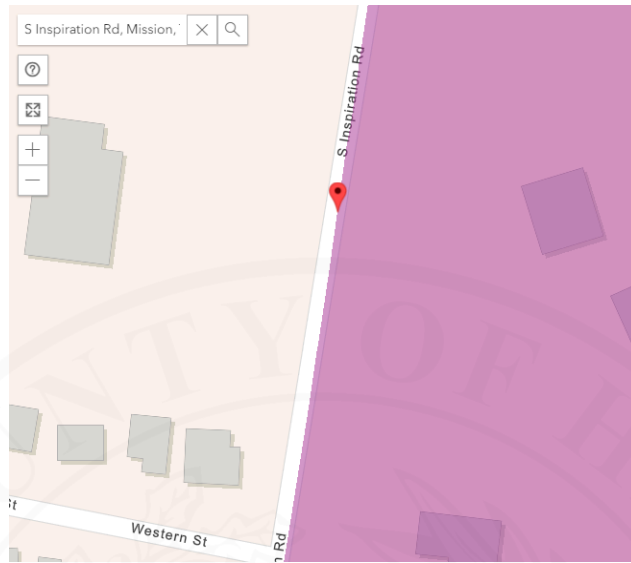


¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4373

² 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



Source: Office of Policy Development and Research 2023 and 2024 Small Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs):

https://www.huduser.gov/portal/sadda/sadda_qct.html

^Below is the 2024 Low to Moderate Income Area Analysis for the following:

Katarina Park North - 18118 Queen Palm Drive, Peñitas, TX 78576, Los Ebanos Pavilion - 225 6th St, Los Ebanos, TX 78565 and Abram Park - Domingo Trevino Drive, Mission, TX 78572

LMISD by County Subdivision: Sullivan City CCD

State	48
County	215
CoSub	93785
Name	Sullivan City CCD
STUSAB	TX
LOW	15,195.00
LOWMOD	21,835.00
LMMI	27,585.00
LOWMODUNIV	33,965.00
LOWMOD_PCT	64.29
UCLOWMOD	
UCLOWMOD_P	

LMISD by Place: Los Ebanos CDP

GEOID	4844104
NAME	Los Ebanos CDP
PLACE_TYPE	Census-designated Places
STATE	48
STUSAB	TX
LOW	135.00
LOWMOD	195.00
LMMI	195.00
LOWMODUNIV	195.00
LOWMOD_PCT	100.00
UCLOWMOD	
UCLOWMOD_P	0.00



Hidalgo County • Department of Budget & Management

American Rescue Plan Act

LMISD by Place: Abram CDP

GEOID	4801060
NAME	Abram CDP
PLACE_TYPE	Census-designated Places
STATE	48
STUSAB	TX
LOW	955.00
LOWMOD	1,315.00
LMMI	1,615.00
LOWMODUNIV	1,910.00
LOWMOD_PCT	68.85
UCLOWMOD	
UCLOWMOD_P	0.00

Source: HUD Exchange Low and Moderate Income Survey Data (LMISD) Map Application
(<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>)



Project Description

Project Name:

Hidalgo County Precinct 1 Mercedes Gate Structure Stormwater Project

Project Number:

ARPA-21-121-044

Program:

The Hidalgo County Precinct 1 Mercedes Gate Structure will be part of the Hidalgo County American Rescue Plan Act Stormwater System Improvement Program.

Precinct/Department Name:

Hidalgo County Precinct 1

ARPA Expenditure Category:

5: Infrastructure

ARPA Eligibility Category:

5.6: Clean Water: Stormwater

Project Description:

The Hidalgo County Precinct 1 Mercedes Gate Structure Stormwater Project will reduce stormwater for the area south of Business 83 and west of S. Capisallo Road. The Mercedes Gate Structure consists of regrading approximately 4,000 L.F of the ditch, adding an additional box culvert at 14th St., and adding a third outfall that consists of box culvert and gate structure that will cross under the USIBWC Levee and discharge into the USIBWC Floodway. Efficient sewage services directly translate into a healthier community by providing clean water and avoiding potential environmental disasters. These basic needs are critical to the health and ability to work and learn of low-income minorities.

As per the Coronavirus State and Local Fiscal Recovery Funds FAQ document, in question 6.15, recipients are able to use ARPA funds for road repairs and upgrades directly related to an eligible water or sewer project. Efficient sewage services directly translate into a healthier community by providing clean water and avoiding potential environmental disasters. These basic needs are critical to the health and ability to work and learn of the residents of the County of Hidalgo, particularly for the disadvantaged and low-income minorities.

Fiscal Impact: \$1,404,501.92



Hidalgo County • Department of Budget & Management
American Rescue Plan Act 2021

Project Description

Project Name:

Communication Interoperability

Project Number:

ARPA-22-110-090

Department Name:

Hidalgo County Office of Emergency Management

ARPA Expenditure Category:

1: Public Health

ARPA Eligibility Category:

1.7: Other COVID 19 Public Health Expenses (including Communications, Enforcement, Isolation/Quarantine) ^

Project Description:

Expand EOC Interoperability communication capabilities during Pandemic related responses. The purpose of this project is to connect public-safety radio systems to non public-safety radios using an interoperability patching system. This system will leverage the use of low cost radios to communicate with the higher cost public safety radio. In order to make the systems connect with each other, there is a need to purchase data card services to install in one radio system to connect with the other to make the system operable. Project will be administered through the Office of Emergency Management for county-wide use as applicable. The Expected Timeline for project completion will be 3 to 6 months, based on any supply line issues for equipment.

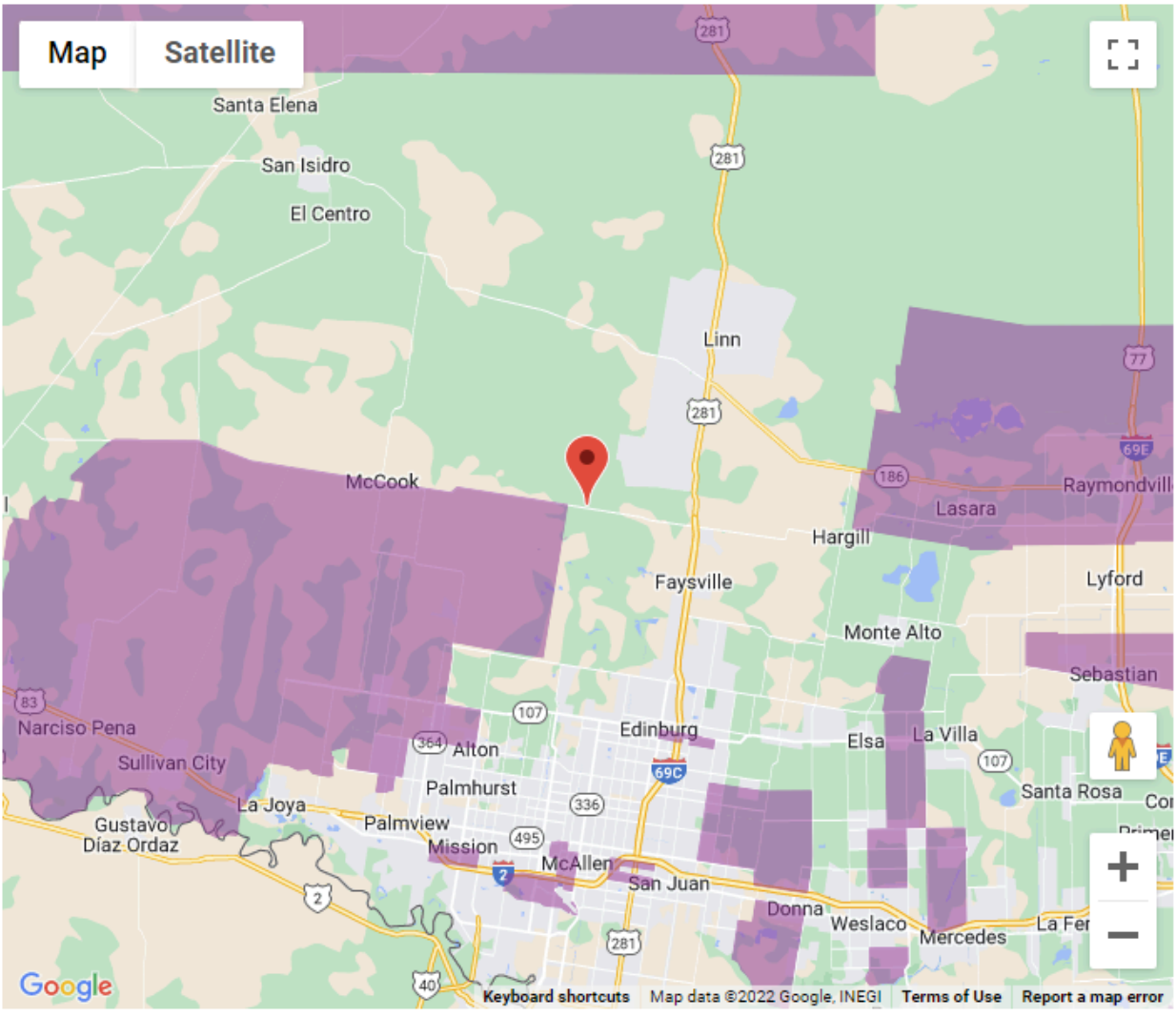
Treasury enumerates Improvements to or construction of emergency operations centers and acquisition of emergency response equipment (e.g., emergency response radio systems) and Costs of establishing public health data systems, including technology infrastructure.¹ The system will assist in COVID-19 response and mitigation efforts by facilitating timely information exchange in the Operations Exchange Center vital in coordinating response efforts to vaccination, testing and distribution locations related to public health measures and the ongoing COVID-19 Public Health Emergency. Pursuant to the Final Rule, commenters asked whether “enhancement of public health data systems” could include investments in software, databases and other information technology resources that support responses to the COVID-19 public health emergency but also provide benefits for other use cases and long-term capacity of public

¹ Department of the Treasury. (2022) Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18) p. 4354

health departments and systems. According to the Treasury, these are permissible uses of funds under the interim final rule and remain eligible under the final rule.²

Fiscal Impact: \$62,214.56

Below is the 2022 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)

² Department of the Treasury. (2022) Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18) p. 4354



Project Description

Project Name:

Hidalgo County Precinct 3 5K Mansion Linear Park Trail

Project Number:

ARPA-23-123-328

Program Name:

Hidalgo County Precinct 3 5K Mansion Linear Park Trail Project will be part of the Hidalgo County American Rescue Plan Act Recreational Development Program.

Department Name:

Hidalgo County Precinct 3

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.22: Strong Healthy Communities: Neighborhood Features that Promote Health and Safety^

Project Description:

The spread of COVID-19 resulted in widespread social distancing measures. Outdoor activities pose a lower risk of spread and provide opportunities for physical activity that may help improve overall well-being. The Hidalgo County Precinct 3 5K Mansion Linear Trail Project aims to build stronger communities through investing in neighborhood development by utilizing existing resources (Drainage District, Moorfield Road ROW, Mansion property) to construct a 5 kilometer trail. The trail will include exercise stations, rest stops and other features that encourage physical exercise as this is already a venue for walk/run races and events and passes next to three public schools which will provide easy access for school exercise programs or events. This trail will service a larger portion of the Hidalgo County community and provide safe recreational spaces for constituents living in, near and around Low and Moderate Income (LMI) locations, and support people's physical, social, emotional, and mental health. The project includes but is not limited to professional services, park equipment, amenities, safety features such as surveillance equipment to help monitor and deter crime, supplies, materials, and other necessary provisions.

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



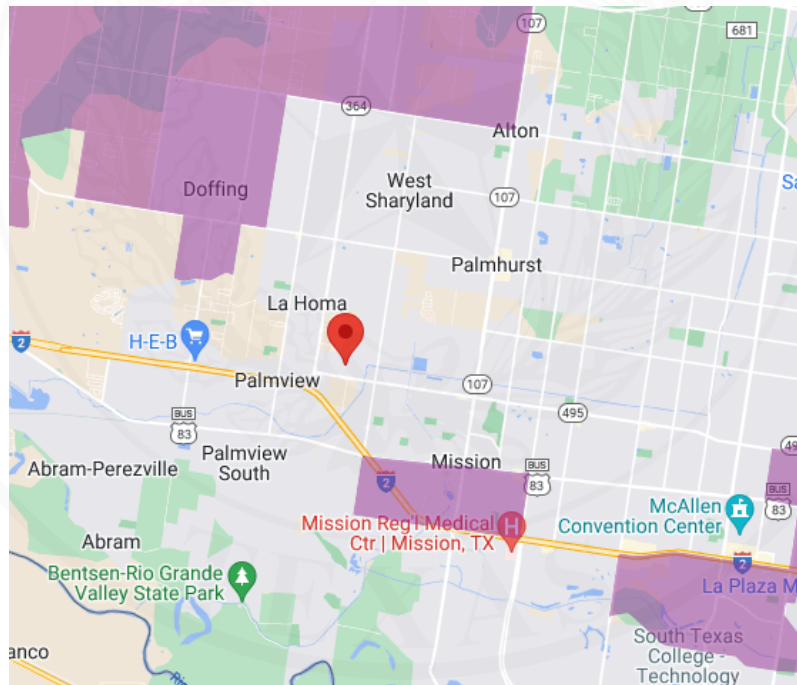
Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2021

disproportionately impacted.¹ Treasury recognizes the connection between neighborhood built environment and physical health outcomes as discussed in the research and analysis provided by commenters, including risk factors that may have contributed to disproportionate COVID-19 health impacts in low-income communities. As such, neighborhood features that promote improved health and safety outcomes respond to the preexisting disparities that contributed to COVID-19's disproportionate impacts on low-income communities. The final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.²

Fiscal Impact: \$3,254,668.73

^Below is the 2023 Qualified Census Tract Analysis for various sections of the 5K Mansion Linear Park Trail



¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4441

² Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4373



Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2021

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

Below is the Low to Moderate Analysis for three locations where the trail will run through.

Location 1: 724 Breyfogle, Mission, TX, 78572

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	



Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2021

Location 2: 2218 Moorefield, Mission, TX, 78572

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	



Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2021

Location 3: 2401 Moorefield, Mission, TX, 78574

LMISD by Block Group: Block Group 1, Census Tract 202.02, Hidalgo County, Texas

Source	2015ACS
geoname	Block Group 1, Census Tract 202.02, Hidalgo County, Texas
Stusab	TX
Countyname	Hidalgo County
State	48
County	215
Tract	020202
Blckgrp	1
Low	990
Lowmod	1230
Lmmi	1835
Lowmoduniv	2860
Lowmod_pct	43.01
ucLowmod	
ucLowmod_p	0.00
MOE_Lowmod	+/-12.76
MOE_ucLowm	

PROPOSAL

11/20/25

Arnold Salazar

Hidalgo County Precinct 3

Arnold.salazar@co.hidalgo.tx.us



DUNS # 96-500-1931

TIPS # 23010402 (JOC)

The following proposal includes as follows: Thank you for allowing **8/A BUILDERS LLC**, the opportunity to bid on the **Hidalgo County P3 5K Linear park additions**. Based on the Project, **8/A BUILDERS LLC** has put together a proposal for you. The project was priced based on **verbal directives** provided unless noted otherwise.

SCOPE OF WORK: Hidalgo County P3 5K Linear Park additions

1. Lighting

- Solar light equipped with a 150W Solar panel and a 640WH Lithium Battery providing maximum output of up to 14,400 Lumens
- Solar emergency phone 9 feet tall always lit with an LED blue light
- Unlimited cellular service with static IP, including Activation fee
- Compact rugged cellular sim router with antenna
- 5MP fisheye fixed dome
- 90-day TDSS Cloud service with analytics per camera

2. Light poles

- Installation of 151 light poles

3. Landscaping

- Limestone Rock
- 15 plants
- Plastic edging
- Landscape fabric
- Landscaping will be by the roadway
- **NOTE** – Water meter 4 x 2in boring not included if needed - **estimated \$12,000.00 if needed**

Total Amount for all the above: \$368,384.01

Price is valid for a period of 30 days from the date of issue.

For questions call Arnold Ochoa at 956-358-1691 / Alejandro Ochoa at 956-358-8678 or email: tx8abuilders@hotmail.com & alex@8abuilders.com

8/A Builders LLC

7708 W. Expressway 83 Mission TX 78572

956-627-1327

956-358-1691

Licensed Builder #14836

Estimate Name: Hidalgo County Precinct 3 - 5K Linear Park additions

ESTIMATE INFORMATION

Client Name: Hidalgo County
Estimate Address: 300 W. Hall Acres Rd.,
 Pharr, Texas, 78577

Contractor Name: 8/A Builders LLC
TIPS Contract: 23010402
Regular Hours Coefficient = 1.00
Non Priced Coefficient = 50%

COST DATA

Catalog:Facilities Construction
Format: MasterFormat 2018
Release: Year 2025 Quarter 4
Labor Type: Repair & Remodeling
City Cost Index: TEXAS / MCALLEN (785)

Quantity	LineNumber	Description	Unit	Mat. O&P	Labor O&P	Equip. O&P	Total O&P	Ext. Mat. O&P	Ext. Labor O&P	Ext. Equip. O&P	Ext. Total O&P	Labor Type	Notes
1.00	013113200200	Field personnel, project manager, average	Week	\$ -	\$ 3,749.00	\$ -	\$ 3,749.00	\$ -	\$ 3,749.00	\$ -	\$ 3,749.00	RR	
4.00	015436501200	Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	Ea.	\$ -	\$ 127.51	\$ 69.51	\$ 197.02	\$ -	\$ 510.04	\$ 278.04	\$ 788.08	RR	
2.00	015436501300	Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer	Ea.	\$ -	\$ 190.96	\$ 140.01	\$ 330.97	\$ -	\$ 381.92	\$ 280.02	\$ 661.94	RR	
2.00	017413200052	Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	\$ 7.58	\$ 57.29	\$ 7.35	\$ 72.22	\$ 15.16	\$ 114.58	\$ 14.70	\$ 144.44	RR	
151.00	265613104540	Installation Only - Light poles, anchor base, galvanized steel, 16' high, excl concrete bases - 100% of installation	Ea.	\$ -	\$ 115.83	\$ -	\$ 115.83	\$ -	\$ 17,490.33	\$ -	\$ 17,490.33	USER	
151.00	265613106470	Materials Removed Light poles, concrete base, max 6' buried, 2' exposed, 18" dia, average cost	Ea.	\$ 308.40	\$ 236.93	\$ 12.06	\$ 557.39	\$ 46,568.40	\$ 35,776.43	\$ 1,821.06	\$ 84,165.89	RR	
80.00	312216101150	Fine grading, fine grade for slab on grade, hand grading	S.Y.	\$ -	\$ 2.77	\$ 0.21	\$ 2.98	\$ -	\$ 221.60	\$ 16.80	\$ 238.40	RR	
1.00	312216109000	Fine grading, hand grading, includes compaction, minimum labor/equipment charge	Job	\$ -	\$ 317.85	\$ -	\$ 317.85	\$ -	\$ 317.85	\$ -	\$ 317.85	RR	
80.00	313219161500	Geosynthetic soil stabilization geotextile fabric, woven, 200 lb. tensile strength	S.Y.	\$ 1.18	\$ 0.51	\$ -	\$ 1.69	\$ 94.40	\$ 40.80	\$ -	\$ 135.20	RR	
420.00	320610101670	Sidewalks, driveways, and patios, sidewalk, limestone pavers, 4" thick, excludes base	S.F.	\$ 18.70	\$ 20.43	\$ -	\$ 39.13	\$ 7,854.00	\$ 8,580.60	\$ -	\$ 16,434.60	RR	
15.00	323333100350	Shrubs and trees, evergreen, in prepared beds, cedar, Japanese, B&B, 4' - 5', in prepared beds	Ea.	\$ 152.25	\$ 50.88	\$ 16.48	\$ 219.61	\$ 2,283.75	\$ 763.20	\$ 247.20	\$ 3,294.15	RR	15 Plants
600.00	329413200051	Landscape edging, aluminum alloy, black paint, 1/8" x 4", including stakes	L.F.	\$ 5.48	\$ 4.90	\$ -	\$ 10.38	\$ 3,288.00	\$ 2,940.00	\$ -	\$ 6,228.00	RR	
Priced Line Item Total				\$ 5,602.69	\$ 56,815.71	\$ 67,946.35	\$ 2,657.82	\$ 127,419.88					

1.00	99999999999999	AS-S100L - SOLAR LIGHT SOLAR EMERGENCY PHONE Unlimited Cellular Service COMPACT RUGGED CELLULAR SIM ROUTER SMP FISHEYE FIXED DOME 90 DAY TDSS CLOUD SERVICE	Ea.	\$ 213,167.29	\$ -	\$ -	\$ 213,167.29	\$ -	\$ -	\$ -	\$ 213,167.29	USER	AS-S100L - SOLAR LIGHT SOLAR EMERGENCY PHONE Unlimited Cellular Service COMPACT RUGGED CELLULAR SIM ROUTER SMP FISHEYE FIXED DOME 90 DAY TDSS CLOUD SERVICE
Non Priced Line Item Total				\$ 213,167.29	\$ -	\$ -	\$ 213,167.29	\$ -	\$ -	\$ -	\$ 213,167.29		

RS Means Line Items				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Regular Hours Coefficient				1.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Priced Subtotal					\$ 127,419.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,419.88		
Non Price Line Items					\$ 213,167.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,167.29		
Non-Priced Coefficient				1.5000	\$ 106,583.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,583.65		
Non Priced Total					\$ 319,750.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319,750.94		
Estimate Grand Total					\$ 447,170.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 447,170.82		
Proposed Price to Member					\$ 368,384.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,384.01		
Discount to Member					\$ 78,786.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,786.81		

Date Calculator: Add to or Subtract From a Date

Enter a start date and add or subtract any number of days, months, or years.

Count Days **Add Days** Workdays Add Workdays Weekday Week No

From **Friday, February 6, 2026**
 Added 180 days

Result: Wednesday, August 5, 2026

Calendar showing period from February 6, 2026 to August 5, 2026

February 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026–July 2026						
April 2026: 30 days added						
May 2026: 31 days added						
June 2026: 30 days added						
July 2026: 31 days added						

August 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

= Start date (Feb 6, 2026) = Final result date (Aug 5, 2026)



Project Description

Project Name:

Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC)

Project Number:

ARPA-24-121-358

Program Name:

The Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC) will be part of the Hidalgo County American Rescue Plan Act Recreational Development Program.

Department Name:

Hidalgo County Precinct 1

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.22: Strong Healthy Communities: Neighborhood Features that Promote Health and Safety[^]

Project Description:

The COVID-19 Pandemic has not only affected the populations worldwide due to the morbidity and mortality associated with COVID-19 but it has also acted as a physical, mental, and social contagion. Hidalgo County Precinct 1 residents, too, are faced with the same challenges as these disruptions have yet to be alleviated. The development of the Wellness, Activity, and Community Center (WACC), located at 1901 N. Bridge Ave., Weslaco, TX 78599 will aid in providing a safe space for all residents to actively participate in their health journey. This facility will be strategically located in a low to moderate income area. The recreation center will also provide learning, growing and developmental opportunities for residents to equip them with the proper instruments and support long-term health goals while fostering community engagement and cohesion. In addition, the center will offer a diverse range of programming tailored to individuals of all ages and abilities, including fitness classes, recreational activities, wellness workshops, and social events in collaboration with partners that include but are not limited to the Hidalgo County Health and Human Services, City of Weslaco, Hidalgo County Juvenile Justice Center and Weslaco ISD in response to the negative impacts of COVID-19. Personnel costs will also be included to ensure center implementation and operation.

Treasury included as an enumerated eligible use in disproportionately impacted communities projects to develop neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup,



Hidalgo County • Department of Budget & Management

American Rescue Plan Act 2021

and other projects to revitalize public spaces.¹ 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.²

Fiscal Impact: \$7,473,305.85

Facility: \$6,973,305.85

Personnel: \$500,000.00

^Low to Moderate-Income Area Data for Proposed Location: 1901 N. Bridge Ave., Weslaco, TX 78599

LMISD by Place: Weslaco city

GEOID	4877272
NAME	Weslaco city
PLACE_TYPE	Incorporated City/Town
STATE	48
STUSAB	TX
LOW	12,260.00
LOWMOD	19,620.00
LMMI	26,485.00
LOWMODUNIV	37,965.00
LOWMOD_PCT	51.68
UCLOWMOD	
UCLOWMOD_P	0.00

Source: HUD Exchange Low and Moderate Income Survey Data (LMISD) Map Application (<https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>)

¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. Federal Register, 87(18), p. 4373

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

Document G701

Change Order

PROJECT: (Name and Address) Hidalgo County Precinct No. 1 1902 Joe Stephens Weslaco, TX 78596	CHANGE ORDER NUMBER: 01	OWNER <input checked="" type="checkbox"/>
	DATE: 5/8/2025	ARCHITECT <input checked="" type="checkbox"/>
	ARCHITECT'S PROJECT NO: 0001	CONTRACTOR <input checked="" type="checkbox"/>
CONTRACTOR: (Name and Address) NM Contracting, LLC. 2022 Orchid Ave McAllen, TX 78504	CONTRACT DATE: 10/15/2024	FIELD <input type="checkbox"/>
	CONTRACT FOR: New Wellness Activity Community Center (WACC)	OTHER <input checked="" type="checkbox"/>

The Contract is changed as follows:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Please see attached change proposals:

- CPR #001 - OTIS Elevator, Structural Changes, Foundation Changes

A total time extension of 95 days:

- 45 days- CPR #001

The original <u>Guaranteed Maximum Price</u> was	\$	<u>\$5,948,509.00</u>
The net change by previously authorized Change Orders	\$	<u>\$0.00</u>
The <u>Guaranteed Maximum Price</u> prior to this Change Order was	\$	<u>\$5,948,509.00</u>
The <u>Guaranteed Maximum Price</u> will be <u>increased</u> by this Change Order in the amount of	\$	<u>\$240,000.00</u>
The new <u>Guaranteed Maximum Price</u> including this Change Order will be	\$	<u>\$6,188,509.00</u>
The Contract Time will be <u>increased</u> by <u>fourty-five</u> (<u>45</u>) days		
The date of Substantial Completion as of the date of this Change Order therefore is		August 29, 2025.

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

B2Z ENGINEERING, LLC.
ENGINEER (Firm name)

NM CONTRACTING, LLC.
CONTRACTOR (Firm name)

HIDALGO COUNTY - PCT NO. 1
OWNER (Firm name)

900 S STEWART RD, STE. 12, MISSION TX
ADDRESS

2022 ORCHID AVE, MCALLEN TX
ADDRESS

1902 JOE STEPHENS AVE. WESLACO
ADDRESS


BY (Signature)


BY (Signature)

BY (Signature)

DAVID RIVERA / PROJECT MANAGER
Typed name

Gerardo Garcia, VP of Operations
Typed name

DAVID SUAREZ
Typed name

5-8-2025

5/8/2025

DATE

DATE

DATE

Change Proposal Request (CPR)

Project Information	
Project #	2143
Title	Hidalgo County - Precinct 1 Health and Wellness Center
Address	1901 N Bridge Ave
City, State, Zip	Weslaco , TX 78596
Country	United States

Change Proposal Request	
Contract #	001
CPR #	2143.005R2
Issue Date	08-Apr-2025
Subject	OTIS elevator add as per Owner's Request, not previously on contract documents and required by TDLR.

Prime Contract Company	
Contact	Melissa Champion
Company	NM Contracting, LLC
Address	2022 Orchid Ave
City, State, Zip	McAllen, TX 78504-4152
Country	United States
Phone	956-631-5667
Fax	

Owner	
Contact	DAVID L FUENTES
Company	Hidalgo County Precinct 1
Address	1902 Joe Stephens Ave #101
City, State, Zip	Weslaco, TX 78596
Country	United States
Phone	(956) 968-8733
Fax	

Description of the proposed change:

OTIS elevator, structural changes, foundation changes.

Net Amount of this Proposed Change:

\$240,000.00

The Contract time due to this Change Proposal Request has increased by 45 Working Days.


This document, when fully executed as accepted, shall constitute authorization to proceed with the work described herein.

Submitted By

Response: Accept Do Not Accept

NM Contracting, LLC
Company

Hidalgo County Precinct 1
Company


By _____ Date 5/8/2025

By _____ Date _____

Change Proposal Request (CPR)

Proposed Items

Item #	Item Description	Quantity	Unit	Unit Price	Subtotal
1	Otis Hydrofit Elevator System (30% Deposit, 10% Shop Drawings, 10% production, 30% Delivery, 20% installation)	1	Ea	100,300.00	100,300.00
2	Additional masonry for elevator structure	1	Lot	13,760.00	13,760.00
3	Add sump pump and oil separator for Elevator	1	Lot	32,084.95	32,084.95
4	Drywall, interior framing, installation of HM Frame, door and hardware.	1	Lot	2,670.00	2,670.00
5	Elevator electrical components	1	Lot	8,500.00	8,500.00
6	Elevator storage fees (allowance)	1	Lump Sum	25,000.00	25,000.00
7	Concrete, rebar and labor for elevator pit and adjacent footing	1	Lump Sum	20,500.00	20,500.00
8	General Conditions	1	Lump Sum	7,909.78	7,909.78
9	Bond and Insurance	1	Lump Sum	10,536.24	10,536.24
10	OH/P	1	Lump Sum	18,739.03	18,739.03

Subtotal = \$240,000.00

Tax = \$0.00

Total = \$240,000.00



5/7/2025

Hidalgo County Precinct 1 – Commissioner David Fuentes

Weslaco, TX

Reference: Health and Wellness Center Schedule of values

To whom it may concern:

The schedule of values and payment terms below will be included in Otis’s contract:

Description	Percent of Total Contract Value / Billing Cycle
Design, Engineering, Material procurement, Superintendent’s initial site visit, and Layouts	30% Billed upon award. Due within 30 days from date of invoice or prior to release of factory orders, whichever occurs first.
Procurement of materials and manufacturing	20% Billed upon receiving completed submittal package to release for manufacturing
Material Delivery	80% of the remaining contract will be billed the month before shipment occurs. Due within 30 days from date of invoice or prior to installation, whichever occurs first. Installation will not commence until this material payment is made.
Installation Labor	Billed each month as work progresses. All labor to be paid prior to turnover of equipment.
Retention	5% Due 30 days after turnover of equipment

Schedule of Values		
Base Contract Amount:	\$100,300	
Due Date	Description	Value
Upon Issuance of Purchase Order / Contract	30% "Initial Payment"	\$30,090
Completed Submittals	20% "Manufacturing"	\$14,042
Upon Delivery of Material	80% of Remaining Sub-Contract Balance "Material Delivery Payment"	\$44,934
"Progress Payments"	"Progress Payments"	\$11,234

Cordially,

Brian Beeler

Brian Beeler | New Equipment, San Antonio

Mobile: (512) 217-1895
OTIS Elevator Company
 121 Interpark Blvd Unit 404
 San Antonio, TX



Exhibit A

Schedule of Values		
Base Contract Amount:	\$100,300	
Due Date	Description	Value
Upon Issuance of Purchase Order / Contract	30% "Initial Payment"	\$30,090
Completed Submittals	20% "Manufacturing"	\$14,042
Upon Delivery of Material	80% of Remaining Sub-Contract Balance "Material Delivery Payment"	\$44,934
"Progress Payments"	"Progress Payments"	\$11,234

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON MAY 13, 2025.

Agenda Item No. 98738

Executive Office: _____

VENDOR:
NM Contracting, LLC

COUNTY:
COUNTY OF HIDALGO

Gerardo "Jerry" Garcia, V.P. of Operations

Hon. Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

ATTACHMENTS:
(If Applicable)

SUPPLEMENTAL SIGNATURES:
B2Z Engineering, LLC

Aisha Gonzalez

Days Calculator: Days Between Two Dates

How many days, months, and years are there between two dates?

Count Days

Add Days

Workdays

Add Workdays

Weekday

Week No

From and including: **Friday, August 29, 2025**
To, but not including **Saturday, February 28, 2026**

Result: 183 days

It is 183 days from the start date to the end date, but not including the end date.

Or 5 months, 30 days excluding the end date.

This calculator ignores [DST](#) clock changes. To include them, use our [World Time and Date Calculator](#) and enter your location as the start and end location.

Alternative time units

183 days can be converted to one of these units:

- 15,811,200 seconds
- 263,520 minutes
- 4392 hours
- 183 days
- 26 weeks and 1 day
- 50.14% of a common year (365 days)

August 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025–January 2026						
October 2025: 31 days included						
November 2025: 30 days included						
December 2025: 31 days included						
January 2026: 31 days included						

February 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

= First day included (Aug 29, 2025) = Last day included (Feb 27, 2026)

Make a New Calculation

- Make adjustment and calculate again
- Start again with a new calculation between two other dates
- New calculation, with both date and time included

Document G701

Daniela Zedillo-Hinojosa

E-signed 2026-01-09 09:06AM CST

daniela.zhinojosa@co.hidalgo.tx.us



Change Order

PROJECT: (Name and Address) Hidalgo County Precinct No. 1 1902 Joe Stephens Weslaco, TX 78596	CHANGE ORDER NUMBER: 3	OWNER	<input checked="" type="checkbox"/>
	DATE: 12/30/2025	ARCHITECT	<input checked="" type="checkbox"/>
	ARCHITECT'S PROJECT NO:	CONTRACTOR	<input checked="" type="checkbox"/>
CONTRACTOR: (Name and Address) NM Contracting, LLC. 2022 Orchid Ave McAllen, TX 78504	CONTRACT DATE: 10/15/2024	FIELD	<input type="checkbox"/>
	CONTRACT FOR: New Wellness Activity Community Center (WACC)	OTHER	<input checked="" type="checkbox"/>

The Contract is changed as follows:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Please see attached change proposals:

CPR #2143.014- Revised field conditions, added utility systems, Added steel members for elevator \$136,174.10

The original <u>Guaranteed Maximum Price</u> was	\$	<u>\$5,948,509.00</u>
The net change by previously authorized Change Orders	\$	<u>\$240,000.00</u>
The <u>Guaranteed Maximum Price</u> prior to this Change Order was	\$	<u>\$6,188,509.00</u>
The <u>Guaranteed Maximum Price</u> will be <u>increased</u> by this Change Order in the amount of	\$	<u>\$136,174.10</u>
The new <u>Guaranteed Maximum Price</u> including this Change Order will be	\$	<u>\$6,324,683.10</u>
The Contract Time will be <u>increased</u> by <u>Ninety</u> <u>90</u>		
The date of Substantial Completion as of the date of this Change Order therefore is		July 17, 2026

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

B2Z ENGINEERING, LLC.

ENGINEER (Firm name)

900 S STEWART RD, STE. 12, MISSION TX
ADDRESS

BY (Signature)

DAVID RIVERA / PROJECT MANAGER

Typed name

12/30/2025

DATE

NM CONTRACTING, LLC.

CONTRACTOR (Firm name)

2022 ORCHID AVE, MCALLEN TX
ADDRESS

BY (Signature)

Gerardo J. Garcia V.P.

Typed name

12/30/2025

DATE

HIDALGO COUNTY - PCT NO. 1

OWNER (Firm name)

1902 JOE STEPHENS AVE. WESLACO
ADDRESS

BY (Signature)

HON. RICHARD F. CORTEZ,
COUNTY JUDGE

Typed name

01/08/2026

DATE

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON January 06, 2026.

Agenda Item No. 101978

Executive Office: *MS*

VENDOR:
NM Contracting, LLC

COUNTY:
COUNTY OF HIDALGO

Gerardo J Garcia
Gerardo J Garcia (Jan 7, 2026 14:29:31 CST)
Gerardo "Jerry" Garcia, V.P. of Operations

Richard F Cortez
Hon. Richard F. Cortez, County Judge

ATTEST:



Arturo Guajardo Jr
Arturo Guajardo, Jr., County Clerk

AI-101978
CC REGULAR AGENDA SPECIAL MTG

Purchasing Department 21. A. 1.
Prct. 1

Meeting Date: 01/06/2026

Submitted For: Ignacio Amezcua, PURCHASING **Submitted By:** Coral Reyes
DEPT.

Department: PURCHASING DEPT.

CAPTION

Requesting acceptance and approval of Change Order No. 3 from the contracted vendor, NM Contracting, LLC in connection with the "Construction for [ARPA-24-121-358] Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC) Project" (C-24-0295-10-15) for a total project amount increase not to exceed \$136,174.10 and an increase of 90 additional days, as recommended and as detailed by project engineer, B2Z Engineering, LLC.

BACKGROUND

Project No. 25-0162-COR(03) Change Order No. 3- Construction for [ARPA-24-121-358] Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC) Reference: (C-24-0295-10-15) Construction for [ARPA-24-121-358] Hidalgo County Precinct 1 Wellness, Activity and Community Center (WACC) Project

Fiscal Impact

CALENDAR YEAR:

ACCT. #:

FUNDS AVAILABLE Y/N?:

MATCHING FUNDS Y/N?:

BUDGETARY IMPACT:

No fiscal impact at this time.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Final Approval	Monica Salinas	12/29/2025 04:43 PM
Form Started By: Coral Reyes		Started On: 12/29/2025 03:58 PM
Final Approval Date: 12/29/2025		

20. Budget & Management: *Days*

nta
A. AI-101920 Discussion, consideration, and action of an Advance Funding Agreement between the County of Hidalgo and the Hidalgo County Head Start Program.
HIS revd. Award notice

P4/3
B. AI-101934 Approval of Commissioners Court action authorizing the transfer and acceptance of twenty-two (22) streetlights for the Pueblo de Palmas 18 subdivision, Precinct 4, into the Hidalgo County Streetlight Program.

P4/1
C. AI-101887 Approval of Magic Valley Purchase of Power Agreement for the installation of 14 streetlights for El Paraiso located in Precinct # 3.

P4/3
D. AI-101888 Approval of Magic Valley Purchase of Power Agreement for the transfer of 21 streetlights for Pueblo De Palmas 18 located in Precinct # 4

P3/1
E. AI-101935 Approval of Magic Valley Purchase of Power Agreement for the installation of 12 streetlights for Herencia Manor located in Precinct #1

21. Purchasing Department - Notes: *Ignacio*

A. FOR ANY CONTRACT(S) AWARDED AND APPROVED UNDER THIS AGENDA, EXECUTED COPIES OF THE CONTRACT(S) WILL BE AVAILABLE ON THE COUNTY INTRA-NET WEBSITE AND WILL BE FORWARDED VIA E-MAIL, FAX OR HAND DELIVERED TO HIDALGO COUNTY AUDITOR'S OFFICE.

B. ANY AND ALL REQUESTS FOR PAYMENT(S) APPROVED WILL BE SUBJECT TO COUNTY AUDITORS PROCESSING PROCEDURES INCLUDING AUTHORITY FOR COUNTY TREASURER TO

ok

APPROVED

A. Pct. 1

Fuentes Abstains P3/4
1. AI-101978 Requesting acceptance and approval of Change Order No. 3 from the contracted vendor, NM Contracting, LLC in connection with the "Construction for [ARPA-24-121-358] Hidalgo County Precinct 1 Wellness, Activity, and Community Center (WACC) Project" (C-24-0295-10-15) for a total project amount increase not to exceed \$136,174.10 and an increase of 90 additional days, as recommended and as detailed by project engineer, B2Z Engineering, LLC.

B. Pct. 3

P3/4
1. AI-101948 Requesting approval to award job order contractor, 8/A Builders, LLC, through HC's membership with TIPS (JOC Contract# 23010402), for the "Veterans Memorial Pavilion Improvements - Additional Scope" project in the amount of \$103,897.00; with authority to issue a Notice to Proceed upon receipt of the required payment and performance bonds.

C. Pct. 4

P4/5
Fuentes/Villarreal abstains
1. AI-101950 Requesting acceptance and approval of the final negotiated On-Call Professional Services Agreements with the following Firms, for each of the Professional Services identified below for projects located within Precinct No.4, on an as-needed basis, as ranked and approved by CC(12/16/25, AI-101737); with authority for County Judge to sign all required documentation.

Change Proposal Request (CPR)

Project Information	
Project #	2143
Title	Hidalgo County - Precinct 1 Health and Wellness Center
Address	1901 N Bridge Ave
City, State, Zip	Weslaco, TX 78596
Country	United States

Change Proposal Request	
Contract #	001
CPR #	2143.014
Issue Date	08-Dec-2025
Subject	Utility Work

Prime Contract Company	
Contact	Andrew Martinez
Company	NM Contracting, LLC
Address	2022 Orchid Ave
City, State, Zip	McAllen, TX 78504-4152
Country	United States
Phone	956-631-5667
Fax	

Owner	
Contact	DAVID L FUENTES
Company	Hidalgo County Precinct 1
Address	1902 Joe Stephens Ave #101
City, State, Zip	Weslaco, TX 78596
Country	United States
Phone	(956) 968-8733
Fax	

Description of the proposed change:

The Contractor's original intent to perform the underground utility scope was established approximately six months ago, and preparations were made at that time. However, the execution of this work was significantly delayed due to site work changes and necessary adjustments to construction sequencing. These adjustments were required to address revised field conditions and coordination needs, which affected access, layout, and constructability for the utility systems. As a result, the utility work was postponed beyond its originally planned start date. With current site conditions now properly aligned to support utility installation—along with the structural support systems for the elevator shaft per Addendum 5—the Contractor is prepared to proceed with this scope under the current CPR. The inclusion of this utility work reflects activities ready for execution, pending County coordination, inspection, and approval.

Net Amount of this Proposed Change:

\$136,174.10

The Contract time due to this Change Proposal Request has increased by 90 Working Days.

This document, when fully executed as accepted, shall constitute authorization to proceed with the work described herein.

Submitted By

Response: Accept Do Not Accept

NM Contracting, LLC
Company

Hidalgo County Precinct 1
Company

By

Date

By

Date

[Handwritten signatures and dates: Andrew Martinez, 12/29/2025; David L Fuentes, 12/29/25]

Change Proposal Request (CPR)

Proposed Items

Item #	Item Description	Quantity	Unit	Unit Price	Subtotal
1	Re Mobilization	1	LS	7,500.00	7,500.00
2	Water Line Additional	50	LF	42.00	2,100.00
3	Water Line Additional Tee	1	Ea	3,500.00	3,500.00
4	Sanitary Sewer Line 8" Additional	136	LF	45.00	6,120.00
5	Sanitary Sewer Manhole Additional	2	Ea	7,500.00	15,000.00
6	Earthwork Increase	320	CY	12.00	3,840.00
7	24" RCP	170	LF	85.00	14,450.00
8	15" RCP	99	LF	65.00	6,435.00
9	18" RCP	331	LF	70.00	23,170.00
10	Inlet Additional	4	Ea	5,500.00	22,000.00
11	Detention Pond	340	CY	16.00	5,440.00
12	Storm Tap	1	Ea	5,850.00	5,850.00
13	Credit	1	LS	-21,000.00	-21,000.00
14	Elevator Added Steel Add #5 Revision	1	LS	19,500.00	19,500.00
15	General Condition	1	LS	4,364.30	4,364.30
16	Bond & Insurance	1	LS	5,595.25	5,595.25
17	Overhead & Profit	1	LS	12,309.55	12,309.55

Subtotal = \$136,174.10

Tax = \$0.00

Total = \$136,174.10



2014 E Griffin Parkway
Mission, TX 78572
Office: (954) 666 7500
Fax: 19541 666 7296

Jesse Ramos

2614 E Griffin Prkwy Mission Tx

DATE
12/4/2025

PROPOSAL
1

PO # _____

NAME / ADDRESS
HEALTH AND WELLNESS CENTER
<i>Due to Engineer Changing Plans</i>

PROJECT NAME
WESLACO, TX
CO1

NO.	DESCRIPTION	QTY	RATE	UNIT	TOTAL
Additional Items					
1	Re Mobilization	1	\$ 7,500.00	LS	\$ 7,500.00
2	Water Line Additional	50	\$ 42.00	LF	\$ 2,100.00
3	Water Line Additional Tee	1	\$ 4,500.00	EA	\$ 4,500.00
4	Sanitary Sewer Line 8" Additional	136	\$ 45.00	LF	\$ 6,120.00
5	Sanitary Sewer Manhole (Addintional)	2	\$ 7,500.00	EA	\$ 15,000.00
6	Earthwork Increase	320	\$ 12.00	CY	\$ 3840.00
7					
8	24 " RCP	170	\$ 85.00	LF	\$ 14,450.00
9	15 " RCP	99	\$ 65.00	LF	\$ 6,435.00
10	18 " RCP	331	\$ 70.00	LF	\$ 23,170.00
11	Inlet Additional	4	\$ 5,500.00	EA	\$ 22,000.00
12	Detention Pond	340	\$ 16.00	CY	\$ 5,440.00
13	Storm Tap	1	\$ 5,850.00	EA	\$ 5,850.00
14					
15	<i>Subgrade Credit (removal of parking spaces)</i>	280	\$ 6.50	SY	\$ 1,820.00
16	<i>30" RCP PIPE</i>	152	\$ 71.00	LF	\$ 10,792.00
17	<i>36" RCP PIPE</i>	40	\$ 120.00	LF	\$ 4,800.00
18	<i>STORM MANHOLE</i>	1	\$ 3,588.00	EA	\$ 3,588.00
SUBTOTAL					\$ 95,405.00

GRAND TOTAL	\$ 95,405.00
--------------------	---------------------

Any Alteration or Deviation from above Specification Involving Extra Cost
Will be Executed only upon Written orders, and will become an extra Charge,
Over and Above the Estimate. All agreements Contingent upon strikes, Accidents
or Delays beyond our Control.

Authorized Signature _____

H&R Construction Signature _____

UNITED STRUCTURAL METALS FABRICATION, LLC.
DIVERSIFIED STRUCTURAL & MISCELLANEOUS STEEL FABRICATION
☆☆☆☆☆☆☆☆☆☆

PROJECT: Change Order #002-2501- Hidalgo WACC Elevator Added Steel Add #5 Revised 12.8.25

Location: Weslaco, Texas

Date: December 8, 2025

Estimator: Jose Alanis

Contact: (956) 450-2905

Attention: Melissa/ Andrew

CONSTRUCTION DOCUMENTS:

This quote is based on construction plans and documents prepared by: OIM Engineering PLLC

Construction project no: Hidalgo WACC

Construction documents dated: ADD#5 Revised perr Andrew request. 12.8.25

STRUCTURAL STEEL INCLUSIONS:

1. (2) HSS4X4X1/4 w/ base plate & anchors.
2. (1) W flange column & related connections
3. (1) W Hoist beam & related connections
4. (1) Safety W-Beams w/ base plate & wedge anchor
5. Roof deck angle.
6. Elevator roof B-Deck at roof.
7. Erected structural steel.

PREPARATION & SHOP PRIMING PROCESS FOR STRUCTURAL STEEL FINISH:

SSPC-SP 2 Process for surface cleaning of steel with 1 - standard coat of universal fast curing alkyd shop primer (unless noted otherwise)

ANY hot dip galvanizing of structural steel members noted "HDG", galvanizing process will comply with ASTM 123/A 123M or ASTM 153/A 153M. Galvanized finish and visual esthetics will vary, AESS for galvanized finish is excluded.

FINISH PRODUCT EXCLUSIONS AS FOLLOWS: SPECIALTY COATINGS, ASPHALT MASTIC COATINGS, TENEMEC PRIMERS, FIELD TOUCH UP PRIMERS, POWDER COATING, EPOXY PRIMERS, PRESSURE WASHING OF STEEL, BLAST CLEANING STEEL, AESS FINISH, UNLESS NOTED

FABRICATION QUALIFICATIONS AND GENERAL NOTES:

All structural, miscellaneous, and architectural steel noted in this proposal will be fabricated as per A.I.S.C. standard practices and quality control procedures. Any welding procedures performed by certified welders are per AWS standards and inspected per our staffed certified welding inspector, Robles Consulting, LLC, an AWS Affiliate Company. Fabrication inspections upon request. Steel materials provided are a mix of imported and domestic stock, sourced from regional areas, some recycled content. Structural members shape, sizes, will conform per plan notes. Material mill test reports provided upon request.

EXCLUSIONS:

Water proofing with asphaltic mastic, wrapping columns with plastic

Aluminum canopies

Templates for anchor bolts or other embedment structural steel

Performance and Payment bonds, steel allowances

PEMB products, standing seam, roof panels, metal wall panels, purlins, secondary P.E.M.B. materials, corrugated roof and wall panels, metal trims

Steel allowances, work performed with out signed changed orders, performance and payment bonding, umbrella insurance coverages

Design calculations, engineering, sealed calculations for structural connections (unless noted), plant certifications, special inspections

Aluminum, stainless, cast iron steel, light gauge materials, grate inlets/frames, brick block ties, signage posts, pipe bollards for signage posts, metal studs

Composite shear studs, bolts, screws, fasteners, anchor bolts for other trades

Concrete panel drawings, details, layouts, anchors, braces, fall protection assemblies, rails, cables, brackets, connectors, etc. for erecting parties

All independent laboratory testing, special inspections, any other inspection by other parties, field inspection

Deck and deck attachment design, sump pans, flexible closures strips, roof hatches, roof hatch safety railing

TX Dot railing/bollards/trench gratings, traffic control items

Pipe rail, vehicular swing gate, ornamental fencing

Powder actuated fasteners (PAF) for deck attachment (supply issue, not guaranteed)

TERMS & PAYMENT :

No contract retainage with held

No back charges or field corrections without our prior and written approval

No change orders without our prior and written approval

Overtime and holiday pay is excluded

Progressive payments are due net 30 days from the date of invoicing

ADD CHANGE ORDER..... \$19,500.00

NOTE: DUE TO THE CURRENT STEEL MARKET CONDITIONS, AND ONGOING GLOBAL EVENTS, BID PROPOSALS ARE SUBJECT TO CHANGE OUR EXCLUSIONS, QUALIFICATIONS, TERMS ARE TO BE INCORPORATED IN ANY CONTRACT DOCUMENTS

Date Calculator: Add to or Subtract From a Date

Enter a start date and add or subtract any number of days, months, or years.

Count Days

Add Days

Workdays

Add Workdays

Weekday

Week No

From **Friday, April 18, 2025**

Added 90 days

Result: Thursday, July 17, 2025

Calendar showing period from April 18, 2025 to July 17, 2025

April 2025							May 2025							June 2025							July 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7			1	2	3	4	5
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
27	28	29	30				25	26	27	28	29	30	31	29	30						27	28	29	30	31		

= Start date (Apr 18, 2025) = Final result date (Jul 17, 2025)











24-0295-COR (03) - Change Order # 3

Final Audit Report

2026-01-09

Created:	2026-01-07
By:	Coral Reyes (coral.reyes@co.hidalgo.tx.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf_wrNYuv6GC1toIEqaluHSTdLiPztT8g

"24-0295-COR (03) - Change Order # 3" History

-  Document created by Coral Reyes (coral.reyes@co.hidalgo.tx.us)
2026-01-07 - 7:43:23 PM GMT
-  Document emailed to jgarcia@nmcontracting.us for signature
2026-01-07 - 7:53:32 PM GMT
-  Coral Reyes (coral.reyes@co.hidalgo.tx.us) added alternate approver Margaret Mungia (margaret.mungia@co.hidalgo.tx.us). The original approver Monica Salinas (monica.salinas@co.hidalgo.tx.us) can still approve.
2026-01-07 - 7:58:19 PM GMT
-  Email viewed by jgarcia@nmcontracting.us
2026-01-07 - 8:22:58 PM GMT
-  Signer jgarcia@nmcontracting.us entered name at signing as Gerardo J Garcia
2026-01-07 - 8:29:29 PM GMT
-  Document e-signed by Gerardo J Garcia (jgarcia@nmcontracting.us)
Signature Date: 2026-01-07 - 8:29:31 PM GMT - Time Source: server
-  Document emailed to Margaret Mungia (margaret.mungia@co.hidalgo.tx.us) for approval
2026-01-07 - 8:29:35 PM GMT
-  Document emailed to Monica Salinas (monica.salinas@co.hidalgo.tx.us) for approval
2026-01-07 - 8:29:35 PM GMT
-  Document approved by Monica Salinas (monica.salinas@co.hidalgo.tx.us)
Approval Date: 2026-01-07 - 8:41:20 PM GMT - Time Source: server
-  Document emailed to countyjudge.contracts@co.hidalgo.tx.us for signature
2026-01-07 - 8:41:25 PM GMT



 Email viewed by countyjudge.contracts@co.hidalgo.tx.us

2026-01-08 - 10:53:00 PM GMT

 Signer countyjudge.contracts@co.hidalgo.tx.us entered name at signing as Richard F. Cortez

2026-01-08 - 10:53:22 PM GMT

 Document e-signed by Richard F. Cortez (countyjudge.contracts@co.hidalgo.tx.us)

Signature Date: 2026-01-08 - 10:53:24 PM GMT - Time Source: server

 Document emailed to daniela.zhinojosa@co.hidalgo.tx.us for approval


2026-01-08 - 10:53:30 PM GMT

 Email viewed by daniela.zhinojosa@co.hidalgo.tx.us

2026-01-08 - 10:53:38 PM GMT

 Signer daniela.zhinojosa@co.hidalgo.tx.us entered name at signing as Daniela Zedillo-Hinojosa

2026-01-09 - 3:06:39 PM GMT

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


Approval Date: 2026-01-09 - 3:06:41 PM GMT - Time Source: server

 Document emailed to arturo.guajardo@co.hidalgo.tx.us for signature

2026-01-09 - 3:06:49 PM GMT

 Email viewed by arturo.guajardo@co.hidalgo.tx.us


2026-01-09 - 4:55:01 PM GMT

 Signer arturo.guajardo@co.hidalgo.tx.us entered name at signing as Arturo Guajardo Jr.

2026-01-09 - 4:56:13 PM GMT

 Document e-signed by Arturo Guajardo Jr. (arturo.guajardo@co.hidalgo.tx.us)

Signature Date: 2026-01-09 - 4:56:15 PM GMT - Time Source: server

 Document emailed to Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us) for approval

2026-01-09 - 4:56:19 PM GMT

 Email viewed by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)

2026-01-09 - 4:56:25 PM GMT

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

Approval Date: 2026-01-09 - 5:19:11 PM GMT - Time Source: server

 Agreement completed.

2026-01-09 - 5:19:11 PM GMT



Document G701

Change Order

PROJECT: (Name and Address) Hidalgo County Precinct No. 1 1902 Joe Stephens Weslaco, TX 78596	CHANGE ORDER NUMBER: 4	OWNER <input checked="" type="checkbox"/>
	DATE: 1/19/2026	ARCHITECT <input checked="" type="checkbox"/>
	ARCHITECT'S PROJECT NO:	CONTRACTOR <input checked="" type="checkbox"/>
CONTRACTOR: (Name and Address) NM Contracting, LLC. 2022 Orchid Ave McAllen, TX 78504	CONTRACT DATE: 10/15/2024	FIELD <input type="checkbox"/>
	CONTRACT FOR: New Wellness Activity Community Center (WACC)	OTHER <input checked="" type="checkbox"/>

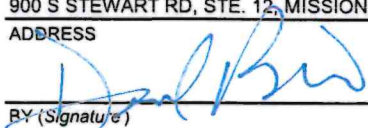
The Contract is changed as follows:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Please see attached change proposals:

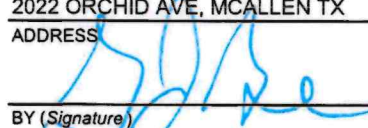
- CPR#1235.002 - Permit delay Gen. Conditions - \$14,495.60
- CPR#1235.003 - Credit LVT flooring, base and labor - (\$9,900.00)
- CPR#1235.004 - Owner requested acustical panels - \$37,512.00
- CPR#1235.010 - Owner requested Backstops frame color change - \$1,286.00
- CPR#1235.011 - Infill overhead door opening - \$4,681.00
- CPR#1235.012 - Owner requested CMU Wall at the storage room to extend to deck - \$12,719.88

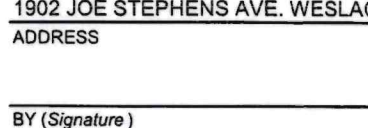
The original <u>Guaranteed Maximum Price</u> was	\$	<u>\$5,948,509.00</u>
The net change by previously authorized Change Orders	\$	<u>\$376,174.10</u>
The <u>Guaranteed Maximum Price</u> prior to this Change Order was	\$	<u>\$6,324,683.10</u>
The <u>Guaranteed Maximum Price</u> will be <u>increased</u> by this Change Order in the amount of	\$	<u>\$60,794.48</u>
The new <u>Guaranteed Maximum Price</u> including this Change Order will be	\$	<u>\$6,385,477.58</u>
The Contract Time will be <u>increased</u> by 0 (0) days		
The date of Substantial Completion as of the date of this Change Order therefore is		July 17, 2026.

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

B2Z ENGINEERING, LLC.
ENGINEER (Firm name)
900 S STEWART RD, STE. 12, MISSION TX
ADDRESS

BY (Signature)
DAVID RIVERA / PROJECT MANAGER
Typed name
01/21/2026
DATE

NM CONTRACTING, LLC.
CONTRACTOR (Firm name)
2022 ORCHID AVE, MCALLEN TX
ADDRESS

BY (Signature)
GERARDO GARCIA, VP OF OPERATIONS
Typed name
1/21/2026
DATE

HIDALGO COUNTY - PCT NO. 1
OWNER (Firm name)
1902 JOE STEPHENS AVE. WESLACO
ADDRESS

BY (Signature)
HON. RICHARD F. CORTEZ, COUNTY JUDGE
Typed name

DATE



Project Description

Project Name:

Hidalgo County Precinct 1 Sunset Park Improvements

Project Number:

ARPA-24-121-363

Department Name:

Hidalgo County Precinct 1

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.22: Strong Healthy Communities: Neighborhood Features that Promote Health and Safety[^]

Project Description:

The COVID-19 pandemic has made it clear that parks are crucial to a community's quality of life. People turned to parks for fresh air, exercise and solace from pandemic-related stressors. The Hidalgo County Precinct 1 Sunrise Hill Park is in need of improvements. The project will directly benefit this underserved community as the park, located at Mile 1 ½ W, Mercedes, TX, 78570, is in a qualified census tract area. The Hidalgo County Precinct 1 Sunrise Hill Park Improvements Project aims to create safe spaces that will promote health and safety outcomes for its residents by providing healthy play, wellness, and recreation areas to help mitigate the ongoing effects of COVID-19. The project includes but is not limited to professional services, safety features, supplies, materials, and other necessary provisions.

Treasury recognizes the connection between neighborhood built environment and physical health outcomes as discussed in the research and analysis provided by commenters, including risk factors that may have contributed to disproportionate COVID-19 health impacts in low-income communities. The final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.¹ 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

¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4373

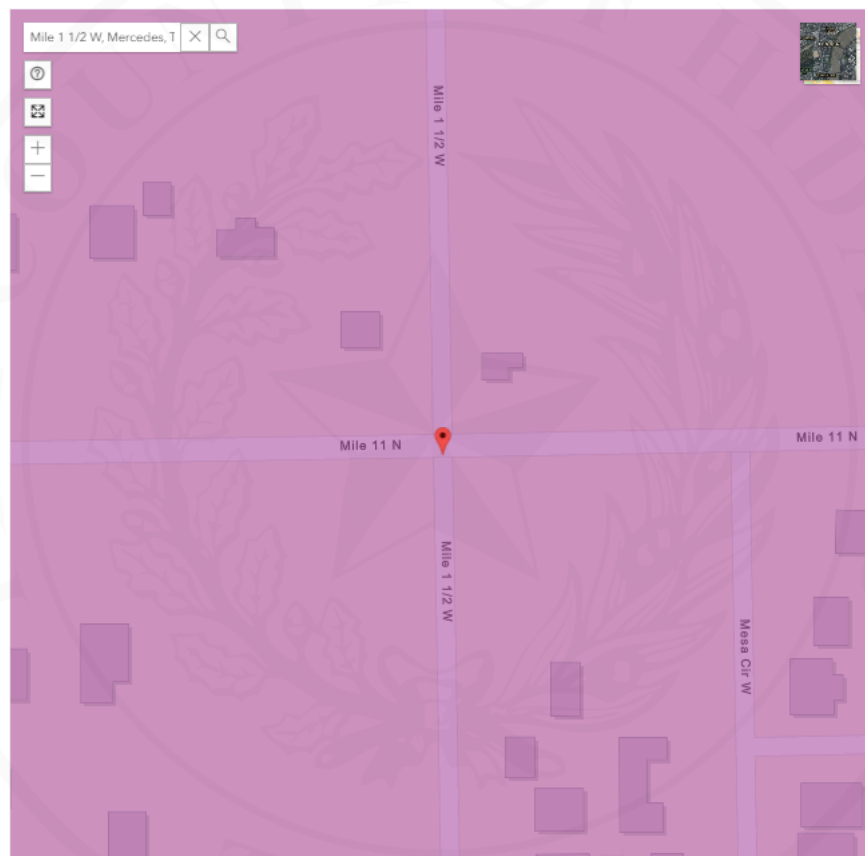


Hidalgo County • Department of Budget & Management American Rescue Plan Act

targeting of funds to populations and communities most likely to have experienced severe pandemic impacts, while providing a more flexible approach for recipients.²

Fiscal Impact: \$200,000.00

^Below is the 2023 Qualified Census Tract Analysis for Sunrise Hill Park, located at Mile 1 1/2 W, Mercedes, TX, 78570.



Source: Office of Policy Development and Research 2023 and 2024 Small Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs):

https://www.huduser.gov/portal/sadda/sadda_qct.html

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



Project Description

Project Name:

Hidalgo County Precinct 1 Sunrise Hill Park Improvements

Project Number:

ARPA-24-121-362

Program:

The Hidalgo County Precinct 1 Sunrise Hill Park Improvements will be part of the Hidalgo County American Rescue Plan Act Recreational Development Program.

Department Name:

Hidalgo County Precinct 1

ARPA Expenditure Category:

2: Negative Economic Impacts

ARPA Eligibility Category:

2.22: Strong Healthy Communities: Neighborhood Features that Promote Health and Safety^

Project Description:

The COVID-19 pandemic has made it clear that parks are crucial to a community's quality of life. People turned to parks for fresh air, exercise and solace from pandemic-related stressors. The Hidalgo County Precinct 1 Sunrise Hill Park is in need of improvements. The project will directly benefit this underserved community as the park, located at 5230 Mile 11 N, Mercedes, TX, 78570, is in a qualified census tract area. The Hidalgo County Precinct 1 Sunrise Hill Park Improvements Project aims to create safe spaces that will promote health and safety outcomes for its residents by providing healthy play, wellness, and recreation areas to help mitigate the ongoing effects of COVID-19. The project includes but is not limited to professional services, park equipment, amenities, safety features, supplies, materials, and other necessary provisions.

Treasury recognizes the connection between neighborhood built environment and physical health outcomes as discussed in the research and analysis provided by commenters, including risk factors that may have contributed to disproportionate COVID-19 health impacts in low-income communities. The final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights,



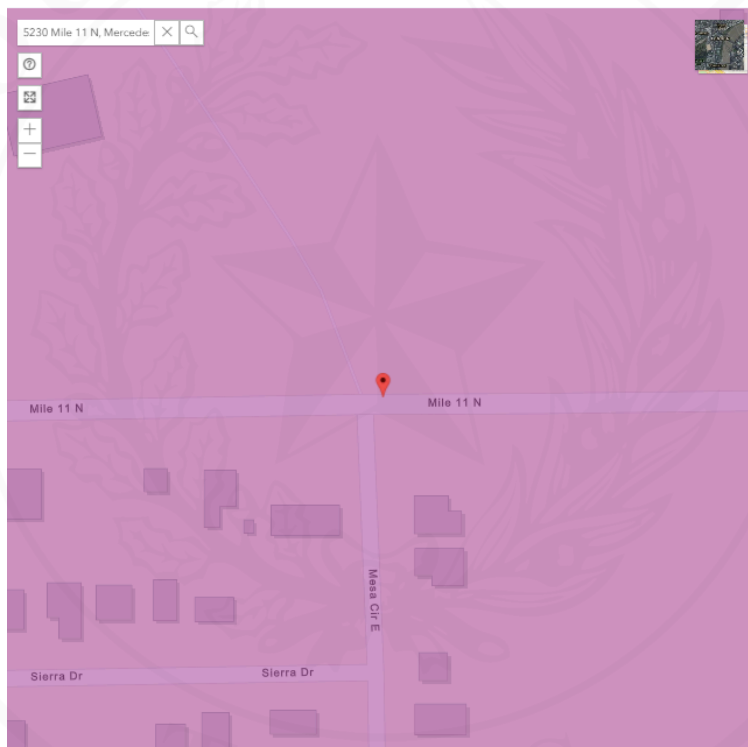
Hidalgo County • Department of Budget & Management

American Rescue Plan Act

neighborhood cleanup, and other projects to revitalize public spaces.¹ 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.²

Fiscal Impact: \$1,643,000.00

^Below is the 2024 Qualified Census Tract Analysis for Sunrise Hill Park, located at 5230 Mile 11 N, Mercedes, TX, 78570.



Source: Office of Policy Development and Research 2023 and 2024 Small Difficult Development Areas (DDAs) and Qualified Census Tracts (QCTs):

https://www.huduser.gov/portal/sadda/sadda_qct.html

¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4373

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