

July 8, 2026

Mr. Ignacio Amezcua MBA, CTCM, CTCD, Purchasing Director
Attn: Mr. Hector Garcia, CTCM, Purchasing Construction Division Manager
Hidalgo County Purchasing Department
2802 S. Business Hwy 281
Edinburg, TX 78539

**RE: Professional Engineering Services for Hidalgo County Sheriff's Office Jail
Expansion (C-25-0499-09-16)
Work Authorization #1 – Phase I Strategic Phase/Pre-Project Planning**

Dear Mr. Amezcua:

Attached for your review and approval is our invoice for services rendered during the month of June 2026 on the subject referenced project.

The following is attached:

- Invoice No. 20690

The following is a narrative of the progress for this period.

Strategic Phase / Pre-Project Planning	% Complete
Tasks 1 – Coordination and Management of SUBS	25%
<u>UPDATED:</u> Continued coordination and management of project subconsultants (DRG Architects and LattaTech Services) in support of WA#1 Phase I Strategic Planning, including review and processing of subconsultant invoices, scope alignment verification against WA#1 deliverables, facilitation of the April 27 Superior Alarm coordination meeting, and oversight of preliminary deliverable submissions. Ongoing efforts include managing subconsultant integration into D-08 Existing Conditions Review, coordinating information flow between team members, and tracking deliverable compliance against established deadlines.	
Tasks 2 – SUB: DRG Architects	13%
<u>NO UPDATE:</u> DRG Architects initiated Phase I professional services during the February through May 2026 billing period, conducting multiple on-site visits to document existing facility conditions and security electronics configuration, reviewing project and existing facility design documents, and initiating coordination with the Texas Commission on Jail Standards (TCJS) regarding	

current jail conditions, future facility needs, and applicable TCJS standards. Work advanced across tasks supporting existing conditions assessment, program requirements development, and early regulatory coordination in preparation for Phase I deliverable development.	
Tasks 3 – SUB: Latta Tech (Security & Technology)	29%
<u>NO UPDATE:</u> LattaTech Services initiated Phase I security and technology assessment services, including conducting the on-site IT/security walkthrough at the Hidalgo County jail facility on May 27–28, 2026, during which Igor Abadzic and Aaron Mendenhall assessed existing security electronics, access control, video surveillance, intercom, and communications infrastructure conditions. Professional services also advanced through development of a preliminary security technology assessment report, with findings incorporated into the D-08 Existing Conditions Review working draft.	
Tasks 4 – Compile & Review Existing Project Documentation & Site Conditions	35%
<u>UPDATED:</u> Continued compilation and review of existing project documentation, facility records, and site conditions data in support of D-08 Existing Conditions Assessment development, incorporating findings from the March 2026 initial facility walkthrough, the April 27 Superior Alarm coordination meeting, the May 28 IT/Security walkthrough, and preliminary assessment submissions from DRG Architects and LattaTech Services. Evaluation of existing operational constraints, security and technology infrastructure, building systems conditions, and facility deficiencies has been advanced, with all findings synthesized into the D-08 Working Draft currently at 72% completion and targeted for County submission in July 2026.	
Tasks 5 – Identify stakeholders and AHJs & Develop Stakeholder Register	30%
<u>UPDATED:</u> Continued stakeholder identification and register development for the Hidalgo County Jail Expansion Project, with coordination expanded to include County IT personnel, Sheriff's Office operations staff, Superior Alarm Systems representatives, and confirmed engagement with the Texas Commission on Jail Standards (TCJS) as the primary Authority Having Jurisdiction. Stakeholder register has been updated to reflect all project participants engaged through the May 28 IT/Security walkthrough and April 27 Superior Alarm coordination meeting, with communication protocols and coordination frameworks active across all subconsultant and agency relationships.	

Tasks 6 – Initial Coord. & Meetings w/ AHJs and other Regulatory Agencies	30%
<u>UPDATED:</u> Continued coordination and engagement with Authorities Having Jurisdiction and regulatory stakeholders, including active communication with the Texas Commission on Jail Standards (TCJS) initiated by DRG Architects regarding current jail conditions, future facility needs, and applicable standards, as well as coordination with Superior Alarm Systems regarding fire alarm and life safety system compliance, and ongoing engagement with Sheriff's Office and County Facilities personnel through site visits and project meetings. Regulatory coordination activities are informing D-08 Existing Conditions Assessment development and will continue to support permitting, code compliance, and phasing analysis throughout Phase I deliverable completion.	
Tasks 7 – Develop / Update Overall Project Schedule	25%
<u>UPDATED:</u> Continued development and maintenance of the overall project schedule, with milestone tracking updated to reflect completion of the May 28 IT/Security walkthrough (M-10), advancement of D-08 Existing Conditions Assessment to working draft status (M-11 In Progress), and refinement of the 30/60/90-day lookahead through September 2026 covering D-08 County submission, initiation of D-09 and D-10, and target completion of D-14 and D-15. Schedule framework continues to integrate subconsultant coordination timelines, deliverable sequencing, and stakeholder review periods in support of overall Phase I program execution.	
Tasks 8 – Develop / Update Overall Project Budget	25%
<u>UPDATED:</u> Continued development of the overall project budget framework, with progress advanced through review and processing of subconsultant invoices, tracking of WA#1 expenditures against authorized fee amounts, and identification of preliminary cost drivers including MDF server room HVAC remediation, conduit infrastructure deficiencies on the north/west expansion corridor, and security and technology system upgrades identified during the May 28 IT/Security walkthrough. Budget planning assumptions continue to be refined as existing conditions data is consolidated through D-08 development, with cost factor inputs from DRG Architects and LattaTech Services informing preliminary hard and soft cost considerations for Phase I deliverable completion.	

Tasks 9 – Prepare Project Mngmt. Info. System and Software (Project Setup)	22%
<u>UPDATED:</u> Prepared and advanced configuration activities for the project management information system (PMIS) and associated project software platforms to support document control, communication management, reporting, coordination, and overall project administration for the Hidalgo County Jail Expansion Project. Progress to date includes establishment of project folder structures, document tracking procedures, reporting templates, workflow coordination processes, and continued development of project management tools necessary to support ongoing planning and stakeholder collaboration activities.	
Tasks 10 – Meetings and Presentation to Owner’s Designated Reps.	22%
<u>UPDATED:</u> Continued coordination and communication with Hidalgo County's designated representatives through ongoing project meetings, monthly status reporting, and stakeholder updates covering D-08 Existing Conditions Assessment development, subconsultant coordination activities, schedule status, and key risks including the MDF server room HVAC condition identified during the May 28 IT/Security walkthrough. Meeting outcomes and action items have been documented and tracked through the Action Items and Decision Log, with the June 2026 Monthly Status Report issued to provide a comprehensive project update to County representatives covering all active Phase I planning efforts.	
Program Management Plan (PMP)	% Complete
Task 11 – Meetings, Coordination & Support for Project Development (Owner's designated representatives)	20%
<u>UPDATED:</u> Continued development of the Program Management Plan governance framework, with PMP Version 1 completed in May 2026 establishing organizational structure, decision authority, stakeholder responsibilities, and communication protocols, and PMP Version 2 initiated in July 2026 to incorporate updated project information including completion of the IT/Security walkthrough, Superior Alarm coordination findings, and expanded security and technology infrastructure data. PMP development continues to evolve in parallel with Phase I deliverable advancement, with governance protocols, escalation procedures, and accountability measures actively supporting subconsultant coordination, risk management, and overall program oversight activities.	

Task 12 – Cost Management, Change Control & Regulatory Compliance	5%
<u>NO UPDATE:</u> Initiated development of the Cost Management, Change Control, and Regulatory Compliance components of the Program Management Plan (PMP) for the Hidalgo County Jail Expansion Project, including establishment of preliminary procedures for budget monitoring, change management workflows, and regulatory coordination requirements. Progress to date includes development of initial control frameworks, coordination of compliance-related considerations with applicable agencies and stakeholders, and preparation of management procedures intended to support accountability, documentation, and overall program oversight throughout project execution.	
Task 13 – Schedule, Phasing, Risk Mitigation & Occupied - Facility Planning	10%
<u>NO UPDATE:</u> Initiated development of the Schedule, Phasing, Risk Mitigation, and Occupied-Facility Planning components of the Program Management Plan (PMP) for the Hidalgo County Jail Expansion Project, including preliminary evaluation of sequencing strategies, operational continuity considerations, and project risk factors associated with phased construction activities. Progress to date includes coordination of initial planning efforts related to maintaining facility operations during future construction activities, identification of potential schedule and operational risks, and development of preliminary mitigation and phasing approaches to support overall program execution.	
Task 14 – Communications, Reporting, Program Controls & Project Management	15%
<u>NO UPDATE:</u> Initiated and advanced development of the Communications, Reporting, Program Controls, and Project Management components of the Program Management Plan (PMP) for the Hidalgo County Jail Expansion Project, including establishment of preliminary communication protocols, reporting structures, document control procedures, and project oversight workflows. Progress to date includes development of reporting templates, coordination procedures, program control methodologies, and management processes intended to support stakeholder communication, project tracking, decision-making, and overall program administration throughout project execution.	

Task 15 – Meetings, Coord. & Support of PMP & Project Development	10%
<u>UPDATED:</u> Continued coordination and support activities associated with PMP development and overall project advancement, including subconsultant integration meetings, internal project management discussions, and stakeholder coordination efforts that have informed and shaped both PMP Version 1 (completed May 2026) and the PMP Version 2 update initiated in July 2026. Coordination activities continue to support alignment between program governance documentation, active Phase I deliverable development, and ongoing stakeholder and subconsultant engagement across all WA#1 planning efforts.	
Task 16 – Direct Expenses	20%
<u>UPDATED:</u> Continued tracking and management of direct expenses incurred in support of WA#1 Strategic / Pre-Project Planning activities, with costs documented through the June 2026 billing period in accordance with the Professional Engineering Services Agreement and applicable reimbursement requirements. Documented expenses to date include project coordination, site visit support, and administrative activities, with all expenditures maintained in the project financial records and aligned with authorized reimbursable cost categories.	

Should you have any questions regarding this submittal, please do not hesitate to call me at (956) 585-3773.

Sincerely,


 Armando Pompa, C.F.M.
 Dept. Project Manager



P.O. Box 2724
McAllen, Tx. 78502
(956) 585-3773

Invoice

Date	Invoice #
7/8/2026	20690

Please send remittance with copy of invoice to:

Attn: Mrs. Aisha Gonzalez
P.O. Box 2724
McAllen, Tx. 78502

Bill To:
Hidalgo County
505 S. McColl Rd.
Edinburg, TX 78539

Project Info:
Contract C-25-0499-09-16
HC Sheriff's Office Jail Expansion
WA#1 - Ph I Strategic/Pre-Project Planning

B2Z JOB: 2334

Billing Period	June 2026					
Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete	
Strategic Phase / Pre-Project Planning						
Coordination and Managemet of SUBS	\$ 38,775.00	\$ 5,816.25	\$ 3,877.50	\$ 9,693.75	25%	
SUB: DRG Architects	\$ 193,200.00	\$ -	\$ 25,116.00	\$ 25,116.00	13%	
SUB: Latta Tech (Security & Technology)	\$ 44,560.00	\$ -	\$ 16,041.60	\$ 16,041.60	36%	
Compile & Review existing project documentation and site conditions	\$ 39,078.00	\$ 9,769.50	\$ 3,907.80	\$ 13,677.30	35%	
Identify stakeholders and Authorities Having Jurisdiction (AHJs) & develop stakeholder register	\$ 12,430.90	\$ 2,486.19	\$ 1,243.09	\$ 3,729.27	30%	
Initial coordination and meetign with Authorities Having Jurisdiction (including TCJS, Sheriff's Office, County Facilities, Fire Marshal, and other applicable regulatory agencies.	\$ 28,365.40	\$ 4,254.81	\$ 4,254.81	\$ 8,509.62	30%	
Update / develop overall project schedule	\$ 13,559.50	\$ 2,033.92	\$ 1,355.96	\$ 3,389.88	25%	
Update / develop overall project budget	\$ 13,829.00	\$ 2,074.35	\$ 1,382.90	\$ 3,457.25	25%	
Prepare project management informaton system and software (project setup)	\$ 8,253.50	\$ 990.42	\$ 825.35	\$ 1,815.77	22%	
Meetings and preentation to Owner's designated representatives	\$ 21,880.42	\$ 2,625.65	\$ 2,188.04	\$ 4,813.69	22%	
Program Management Plan (PMP)						
Program Governance, Decision Authority & Accountability Framework	\$ 29,645.48	\$ 4,446.82	\$ 1,482.28	\$ 5,929.10	20%	
Cost Management, Change Control & Regulatory Compliance	\$ 34,739.16	\$ 1,736.96	\$ (0.00)	\$ 1,736.96	5%	
Schedule, Phasing, Risk Mitigation & Occuiped - Facility Planning	\$ 38,283.12	\$ 3,828.31	\$ 0.00	\$ 3,828.31	10%	
Communications, Reporting, Program Controls & Project Management	\$ 28,082.32	\$ 4,212.35	\$ (0.00)	\$ 4,212.35	15%	
Meetings, Coordination & Support of PMP & Project Development	\$ 37,848.60	\$ 1,892.43	\$ 1,892.43	\$ 3,784.86	10%	
Direct Expenses	\$ 2,800.00	\$ 420.00	\$ 140.00	\$ 560.00	20%	
Total For This Billing Period					\$63,707.76	

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
1	\$585,330.40	\$46,587.96	18.8%	\$475,034.68


Aisha Gonzalez - President

P.O.#: _____
Invoice Received By: _____
on 7/15/26
Goods/Services Received By: _____
on _____
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