

EXHIBIT “F”
HIDALGO COUNTY
Professional Engineering Services
Agreement # C-26-0260-08-26

WORK AUTHORIZATION NO. 1

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Engineering Services Agreement No. C-26-0260-08-26, incorporated herein by reference, for the “Carmen Avila Community Health Service Facility Retrofit Project” made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the “**Owner**,” and CassLee Investments, LLC. DBA CSJ Group, hereinafter called “**Engineer**”.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Engineer** to provide Services that consist of project development, schematics, engineering design, construction documentation, bidding assistance and recommendation, construction management, contractor invoice reviews and contract closeout.

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 **\$ 60,220.00**. 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-26-0260-08-26** between the **Owner** and the **Engineer**.

PART 4. FUNDING

This Work Authorization No. 1 shall be funded through funding source:
Account No. _____

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-26-0260-08-26, provided in this Work Authorization. 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-26-0260-08-26**.

PART 7. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners’ Court, on August 18, 2026 as indicated below and effective as of 18th day of August, 2026.

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS’ COURT ON August 18, 2026.

Agenda Item No. 104248

Executive Office: _____

ENGINEER:

CassLee Investments, LLC. DBA
CSJ Group

COUNTY:

COUNTY OF HIDALGO

Authorized Signature

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)*

CARMEN AVILA COMMUNITY HEALTH CLINIC

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

Services consist of project development, schematics, engineering design, construction documentation, bidding assistance and recommendation, construction management, contractor invoice reviews and contract closeout.

ENGINEERING PHASE SERVICES

Review Existing Documents and Conditions
Project Coordination
Civil Engineering Design
Specifications
Final Documents

BIDDING PHASE SERVICES

Pre-Proposal Conference
Review Bids
Respond to Questions Regarding Construction Documents
Provide Recommendation for Award
Procurement Phase Administrative Support

CONSTRUCTION PHASE SERVICES

Pre-Construction Meeting
Response to RFI's
Review Submittals
Review Payment Applications
CA Phase Administrative Support
Field Observations
Preparation of Punch List
Project Closeout

CARMEN AVILA COMMUNITY HEALTH CLINIC
FEE SCHEDULE
07.28.26

TASK	PM	PE	EIT	Tech	RPR	Clerical	Totals
Preliminary Engineering & General Services	2	4	8	8	0	8	30
Plans, Specifications & Estimate (PS&E)	4	44	70	90	0	24	232
Bidding	2	8	12	0	6	40	68
Construction Management Services	4	16	20	0	88	40	168
Total Hours	12	72	110	98	94	112	498
Contract Rate	\$ 225.00	\$ 200.00	\$ 150.00	\$ 90.00	\$ 100.00	\$ 75.00	
Amount	\$ 2,700.00	\$ 14,400.00	\$ 16,500.00	\$ 8,820.00	\$ 9,400.00	\$ 8,400.00	\$ 60,220.00

CARMEN AVILA COMMUNITY HEALTH CLINIC
PROJECT SCHEDULE
07.07.26

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