

EXHIBIT “F”
HIDALGO COUNTY
Professional Engineering Services
Agreement # C-26-0436-08-18

WORK AUTHORIZATION NO. 1

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Engineering Services Agreement No. C-26-0436-08-18, incorporated herein by reference, for the **“Professional Geotechnical & Construction Material Testing - Field Operations Site Upgrades”** made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the **“Owner,”** and **Raba Kistner Inc.**, hereinafter called **“Engineer”**.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Engineer** to provide Professional Geotechnical & Construction Material Testing - Field Operations Site Upgrades during the construction of the project, as approved by Hidalgo County.

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 **\$3,650.00**. 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-26-0436-08-18** between the **Owner** and the **Engineer**.

PART 4. FUNDING

This Work Authorization No. _____ 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-26-0436-08-18, 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-26-0436-08-18.**

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 August 18, 2026.

Agenda Item No. 104268

Executive Office: _____

ENGINEER:

Raba Kistner Inc.

COUNTY:

COUNTY OF HIDALGO

Brian D. Strye, Environmental Project Manager

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

Proposal No. PSF26-242-00
August 3, 2026



Mr. Jose Adan Vela IV
Contract Specialist III
Hidalgo County Purchasing Department
2802 S. Business Highway 281
Edinburg, Texas 78539

12821 W. Golden Lane
San Antonio, TX 78249

PO Box 690287
San Antonio, TX 78269

P 210.699.9090
F 210.699.6426
TBPE Firm F-3257

**RE: Phase I Environmental Site Assessment Proposal
Proposed Property Acquisition
8310 West Mile 7 – 5.56 Acres
Mission, Hidalgo County, Texas
26.330611, -98.407545**

WWW.RKCI.COM

Dear Mr. Vela:

Pursuant to your request, **Raba Kistner, Inc. (RKI)** is pleased to submit this scope of work for a Phase I Environmental Site Assessment (ESA-I) to Hidalgo County (CLIENT) for a 5.56-acre tract of land developed as a county public works yard located in Mission, Hidalgo County, Texas (SITE). **RKI** understands that this ESA-I has been requested as part of due diligence activities related to redevelopment.

The purpose of this proposal is to define the scope of work, cost, limitations, and terms and conditions associated with completing the ESA-I for the above-referenced site. The American Society for Testing and Materials (ASTM) E 1527-21, *Standard Practice for Environmental Site Assessments; Phase I Environmental Site Assessment Process*, will be used as a guidance document for the performance of the ESA-I. This standard is consistent and compliant with the Environmental Protection Agency's All Appropriate Inquiry (AAI) Rule and may be used to comply with the provisions of the All Appropriate Inquiry Final Rule.

PURPOSE

The objective of the ESA-I is to evaluate historical and present uses of the site for evidence of impacts by hazardous substances regulated under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products to permit the CLIENT to satisfy one of the requirements to qualify for the "*innocent landowner defense, contiguous property owner, or bona fide prospective purchaser*" to CERCLA liability. The ESA-I will be conducted by an environmental professional meeting requirements as set forth in 40 CFR §312.10(b) under standards of good commercial and customary practices that constitute "appropriate inquiry into the previous ownership and uses of the property" as defined in 42 USC § 9601(35)(B).

SCOPE OF WORK

The scope of work for the ESA-I include the following components as a minimum:

Review of Existing Data and Records

Review of Records and Resource Materials: RKI will review reasonably-ascertainable pertinent records and resource materials that are practically reviewable within the cost and time constraints of the ESA-I. Federal, state, local, and facility records will be evaluated for environmentally significant information regarding the site and documented facilities or incidents within the approximate minimum search distance established by the environmental professional in accordance with the ASTM standard.

Review of Recorded Land Title Records: RKI will review records of fee ownership, leases, land contracts, easements, liens, and other encumbrances on or of the property as provided by CLIENT or owner for the purpose of identifying past owners or operators on the site who may have been involved in activities known or reported to include the generation, handling, or disposal of hazardous waste.

Site Reconnaissance

RKI will perform a site reconnaissance in an attempt to identify *recognized environmental conditions* in connection with the properties. The environmental professional shall visually and physically observe the property, and any structure(s) located on the property not obstructed by bodies of water, adjacent buildings, or other obstacles for environmental hazards and conditions related to the property. The adjoining properties, structures, and potential recognizable environmental hazards and conditions of the property shall be observed visually from all adjacent public thoroughfares, roads, or access points, as well as subject property. The extent of the site reconnaissance is subject to limiting conditions such as weather, impassable obstacles, or access restricted by owners or occupants.

Interviews

In order to comply with the AAI rules, it is mandatory for RKI to conduct interviews with current owner(s) and occupant(s) of the subject property. Should the CLIENT not wish RKI to contact current or past owners or occupants, the CLIENT shall notify RKI in writing.

Additional interviews will be conducted with parties such as current and past facility managers, past owners, operators or occupants of the property, employees of the government, environmental regulatory personnel, fire department personnel, health department personnel, and occupants or owners of adjoining properties or operations as necessary and/or practical to meet the objectives and performance factors of the AAI rule. Interviews include inquiries in person, by telephone, or by written correspondence. Information from interviews shall be documented including persons interviewed, date and time of the interview, and information provided. In the event an interview is not possible, this possible data gap will be discussed in the report.

Findings Evaluation and Report Preparation

The final report of the ESA-I will include the following primary components:

- 1) Documentation of information sources;
- 2) The facts and description of environmental conditions relevant to the site;

- 3) The identity and qualifications of the environmental professional(s) involved in the performance of the ESA-I, including signed declarations;
- 4) The opinion by the environmental professional of the impact of *recognized environmental conditions* in connection with the property, and
- 5) Recommendations for further action if deemed warranted.

LIMITATIONS

The ESA-I is a limited inquiry into the environmental characteristics of the property. It includes an opinion on the existence of regulated environmental conditions and contamination (e.g., hazardous substances and petroleum products) by an environmental professional based upon visual inspection and an examination of readily available public and facility records, interviews with people knowledgeable about the site.

ASTM E 1527-21 defines "*recognized environmental conditions*" as "the presence or likely presence of any hazardous substances or petroleum products in, on or at the property; (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis conditions* are not *recognized environmental conditions*."

This ESA-I does not include intrusive investigations or sampling or analyses of any kind unless authorized as additional scope considerations. Furthermore, the location or identification of undocumented buried tanks or concealed wastes, hidden conditions, and subsurface conditions are not included.

Items to be Provided by CLIENT

1. Legal description of the property, preferably Commitment for Title Insurance and/or 50-year chain-of-title run, if applicable.
2. Copy of the latest Survey Plat or Site Plan of the property and current Floor Plans, if applicable.
3. Copies or access to copies of reports of previous studies of the site especially:
 - a. Geotechnical reports,
 - b. Environmental permits, and
 - c. Records with respect to all previous environmental studies or remediation, including but not limited to, asbestos surveys.
4. Provision for access to site and tenant spaces on a schedule agreed upon by CLIENT and contact information for current and past owners and occupants as available.
5. The CLIENT is asked to complete an **RKI** provided questionnaire. Failure to complete this questionnaire could result in a data gap.

U.S. Small Business Administration (SBA) Loans & Third Party Reliance

Due to requirements developed by the SBA as a result of SOP50-10[5] effective April 1, 2019, **RKI** cannot extend reliance on the ESA-I report to the SBA or its development company loan programs (a.k.a. Certified Development Company [CDC]), should CLIENT seek funding through the SBA or its CDC under an SBA 7(a) and 504 loan program; however, reliance may be extended to parties pursuing loan

options other than SBA-related programs provided third party agrees to **RKI's** standard terms and conditions and a fee of \$250⁰⁰.

Reliance on the information provided in an ESA-I report for the purposes of conducting "All Appropriate Inquiry" (AAI) is subject to the conditions in ASTM E 1527-21 §4.6 describing the continued viability of an ESA-I. In general, **RKI** will not extend reliance or liability on the information provided in the ESA-I report beyond ASTM E-1527's "shelf life" requirements, currently 180 days, unless an update assessment has been performed by **RKI**.

ADDITIONAL BUSINESS ENVIRONMENTAL RISK CONSIDERATIONS

This ESA-I is not intended to be a detailed study to identify or quantify all potential environmental concerns. Other issues not included within the standard ESA-I scope of work, but which may be performed as additional scope services include, but are not limited to, the investigation and/or evaluation of asbestos-containing building materials (ACBM), lead-based paint, lead and other contaminants in drinking water, radon gas, indoor air quality, or ecological, cultural and historical resources (i.e., threatened or endangered species, archeological resources, sole source aquifers, etc.). Such factors could pose an additional "*business environmental risk*" to parties involved and can also be evaluated in conjunction with, or supplemental to the ESA-I.

No additional *business environmental risk* considerations are proposed for the ESA-I at this time.

COST AND DURATION

We will provide the above scope of service for a Lump sum fee of **\$3,650.00**. We are prepared to initiate this project immediately after we receive written authorization to proceed and anticipate that we can complete the scope of work described above within three business weeks after we receive written authorization to proceed.

This fee does not include intrusive investigations, sampling, or analyses of any kind unless authorized as additional scope considerations. Additional services, if requested, will be billed in accordance with our standard fees for professional services, as indicated on the attached Schedule of Fees.

We will issue one electronic copy of the report addressed to the undersigned. If other parties wish to rely on the ESA-I reports, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

ACCEPTANCE

We appreciate the opportunity of submitting this proposal and look forward to working with you in the development of this project. This proposal and the attachments listed below constitute the contract between us. Please sign below as your acceptance of this contract and to authorize **RKI** to proceed with this project.

<u>Attachment</u>	<u>Description</u>
I	Standard Terms and Conditions
II	Schedule of Fees for Professional Services

Our invoices are due and payable upon receipt at P.O. Box 971037, Dallas, Texas 75397-1037. All parties hereby agree that this contract upon acceptance will be performable in Bexar County, Texas.

RKI considers the data and information contained in this proposal to be proprietary. This statement of qualifications and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part for any purpose other than to evaluate this proposal.

Very truly yours,

RABA KISTNER, INC.



Brian D. Strye, M.S.
Environmental Project Manager

BDS/srw

Attachments:

- I – Standard Terms and Conditions
- II – Schedule of Fees for Professional Services

Accepted By _____
(Signature)

(Typed or Printed Name)

(Title)

Date _____

Copies Submitted: Above (1 Electronic PDF Copy)



ATTACHMENT B

FEE PROPOSAL

TABLE 1 -- ESTIMATED COST SUMMARY

PROJECT: Phase I ESA

SITE: 8301 W Mile 7
Mission Texas

PROPOSAL NO. PSF26-242-00

DATE: 08/07/26

CLIENT CONTACT Mr. Jose Adan Vela IV

CLIENT: Hidalgo County

PROJECT TOTAL				\$3,650
TASK	DESCRIPTION	RATE	UNITS	AMOUNT
<u>1.0 Project Management</u>				
	Senior Project Manager/Principal	\$210.00 /hr	0.0	\$0.00
	Project Manager	\$145.00 /hr	1.0	\$145.00
	Environmental Professional	\$115.00 /hr	0.0	\$0.00
	Environmental Scientist	\$95.00 /hr	0.0	\$0.00
	Drafter	\$95.00 /hr	0.0	\$0.00
	Clerical	\$100.00 /hr	2.0	\$200.00
	Report Copies	\$25.00 /ea	0.0	\$0.00
TASK TOTAL				\$345.00
<u>2.0 Database</u>				
	Environmental Database Report	\$325.00 /ea	1.0	\$325.00
	Historical Aerial Photographs	\$65.00 /ea	0.0	\$0.00
	Historical Topographic Maps	\$65.00 /ea	0.0	\$0.00
	Historical Sanborn Fire Insurance Maps	\$65.00 /ea	0.0	\$0.00
	City Directory Search (Basic)	\$45.00 /day	0.0	\$0.00
	City Directory Search (Advanced)	\$120.00 /day	0.0	\$0.00
	TCEQ File Review (Estimated)	\$115.00 each	0.0	\$0.00
	Contractor Subtotal			\$325.00
TASK TOTAL				\$325.00
<u>3.0 Travel Expenses</u>				
	Mileage	\$0.565 /mile	0.0	\$0.00
	Air Fare	\$600.00 /l.s.	0.0	\$0.00
	Rental Vehicle	\$60.00 /day	0.0	\$0.00
	Hotel	\$125.00 /day	0.0	\$0.00
	Per Diem	\$25.00 /day	0.0	\$0.00
	Truck Charge	\$75.00 /ea	0.0	\$0.00
TASK TOTAL				\$0.00
<u>4.0 Phase I ESA Preparation</u>				
	Principal	\$195.00 /hr	0.0	\$0.00
	Project Manager	\$145.00 /hr	2.0	\$290.00
	Environmental Scientist	\$105.00 /hr	6.0	\$630.00
	Environmental Scientist	\$95.00 /hr	16.0	\$1,520.00
	Drafter	\$95.00 /hr	3.0	\$285.00
	Clerical	\$85.00 /hr	3.0	\$255.00
	Shared Copies	\$10.00 /ea	0.0	\$0.00
TASK TOTAL				\$2,980.00
PROJECT TOTAL				\$3,650



ATTACHMENT C

APPROVED WORK/PROJECT SCHEDULE

ATTACHMENT “C”

TENTATIVE SCHEDULE - Depends on Contractor/County Inspector scheduling