B2Z ENGINEERING

July 7, 2026

Mr. David Suarez
Chief of Staff, Hidalgo County Pct. #1
Attn: Rolando Lozano
1902 Joe Stephens
Weslaco, TX 78577

RE: C-25-0648-12-22
WA# 1 ~ Donna ISD Spay and Neuter Clinic Feasibility Study

Dear Mr. Suarez:

Attached for your review and approval is our invoice for services rendered under Work Authorization #1 during the month of June 2026 on the subject referenced project.

The following is attached:

- Invoice No. 10148

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

Task 1 – Project Initiation	**100%**
<u>NO UPDATE:</u> Project initiation is complete. This task included project kickoff activities, confirmation of scope and objectives, coordination with Hidalgo County Precinct 1 and Donna ISD stakeholders, establishment of communication protocols, and review of available background information to guide the feasibility study.	
Task 2 – Site Evaluation	**100%**
<u>NO UPDATE:</u> B2Z has completed Task 2 – Site Evaluation for the Pct 1 Spay & Neuter Clinic. The evaluation included a review of the proposed site's location, access, utilities, and existing conditions, along with identification of key site constraints and opportunities. Additional analysis and field coordination have also been completed to verify utility availability, confirm site conditions, and support the overall feasibility assessment. This task is now complete and provides the necessary site suitability information to guide subsequent planning and design phases.	

Task 3 – Program Requirements and Space Planning	90%
<u>**NO UPDATE:**</u> B2Z has substantially advanced the Program Requirements and Space Planning task for the Pct 1 Spay & Neuter Clinic. Efforts have focused on coordinating and defining the clinic's core functional needs, operational workflows, and space requirements needed to support efficient clinic operations. Key program elements, including surgical areas, intake and recovery spaces, staff support areas, and circulation needs, have been identified and further developed. This task is approximately 90% complete. Remaining efforts will include final refinements to the program components and space planning framework to ensure alignment with site evaluation findings, operational needs, and applicable site constraints. These updates will support advancement of the overall facility layout and planning framework.	
Task 4 – Conceptual Layout Development	**55%**
<u>**UPDATED:**</u> B2Z has continued advancing the Conceptual Layout Development for the Precinct 1 Spay & Neuter Clinic. During this reporting period, the conceptual floor plan has been further refined to better define functional spaces, room adjacencies, circulation patterns, and operational workflow based on the project's program requirements and stakeholder input. Coordination has also continued to ensure the developing layout supports efficient clinical operations while remaining compatible with the proposed site configuration. This task is approximately **55% complete**. Remaining efforts include incorporating additional client feedback, refining the conceptual floor plan and supporting site layout, and further developing the overall facility concept in preparation for the next phase of design.	
Task 5 – Opinion of Probable Construction Cost	**0%**
<u>**UPDATED:**</u> B2Z has initiated development of the Opinion of Probable Construction Cost (OPCC) for the Precinct 1 Spay & Neuter Clinic. Initial efforts have focused on identifying the major building systems, site improvements, and project components necessary to establish a conceptual cost framework. Preliminary quantity evaluations and current market pricing data have also been compiled to support the development of an order-of-magnitude construction cost estimate.	

This task is approximately 50% complete. Remaining efforts include refining quantities based on the evolving conceptual design, incorporating project-specific assumptions, validating unit costs, and preparing the completed Opinion of Probable Construction Cost for inclusion in the feasibility study.	
Task 6 – Implementation Strategy	**40%**
UPDATED: B2Z has initiated development of the Implementation Strategy for the Precinct 1 Spay & Neuter Clinic. Efforts to date have focused on identifying a phased approach for project delivery, evaluating potential funding opportunities, and outlining the key milestones required to advance the project from feasibility through design, permitting, construction, and operational startup. Coordination has also included consideration of stakeholder roles, potential partnerships, and implementation priorities. This task is approximately **40% complete**. Remaining efforts include refining the recommended implementation approach, incorporating project-specific funding and procurement considerations, developing a preliminary project timeline, and finalizing the implementation strategy for inclusion in the feasibility study.	
Task 7 – Final Feasibility Study Report	**40%**
UPDATED: B2Z has initiated preparation of the Final Feasibility Study Report by organizing completed technical analyses, project findings, conceptual exhibits, and supporting documentation into the report framework. Initial drafting efforts have focused on compiling project background information, documenting the proposed facility concept, and integrating preliminary results from the planning and evaluation tasks completed to date. This task is approximately **40% complete**. Remaining efforts include incorporating the final conceptual layouts, construction cost estimate, implementation strategy, supporting graphics, and stakeholder feedback, followed by completion of the report narrative, internal quality control review, and preparation of the final deliverable.	

Task 8 – Meetings and Coordination in Support for Project Development	**40%**
<u>UPDATED:</u> B2Z has continued providing meetings and coordination in support of project development through ongoing communication with Hidalgo County Precinct 1, Donna Independent School District, and other project stakeholders. Efforts during this reporting period have included project status discussions, coordination of project objectives, review of conceptual planning progress, and collaboration to ensure the feasibility study continues to align with the County's vision and operational requirements for the proposed facility. This task is approximately **40% complete**. Remaining efforts include continued stakeholder coordination, presentation and review of draft feasibility study components, incorporation of comments and recommendations, and participation in final meetings necessary to support completion of the project.	
Task 9 – Direct Expenses	**60%**
<u>UPDATED:</u> B2Z has incurred direct expenses associated with ongoing project development activities, including coordination meetings, project travel, document preparation, printing, and other reimbursable costs necessary to support the feasibility study. These expenses have been incurred in conjunction with conceptual planning, stakeholder coordination, and technical evaluations performed during this reporting period. This task is approximately **60% complete**. Additional direct expenses are anticipated as the project advances through completion of the conceptual design, preparation of the final feasibility study, and final stakeholder coordination activities.	

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.
Project Manager

B2Z ENGINEERING

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

Invoice

Date	Invoice #
7/7/2026	10148

Please send remittance with copy of invoice to:
Attn: Mrs. Aisha Gonzalez
P.O. Box 2724
McAllen, Tx. 78502

Bill To:
Hidalgo County Precinct #1
1902 Joe Stephens
Weslaco, TX 78577

Project Info:
Contract #C-25-0648-12-22
WA#1
Donna ISD Spay and Neuter Program

B2Z JOB: 1109

Billing Period **June 2026**

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - Project Initiation	$6,050.36	$ 6,050.36	$ -	$ 6,050.36	100%
Task 2 - Site Evaluation	$10,898.10	$ 10,898.10	$ -	$ 10,898.10	100%
Task 3 - Program Requirements & Space Planning	$8,644.36	$ 7,779.92	$ 0.00	$ 7,779.92	90%
Task 4 - Conceptual Layout Development	$13,963.71	$ 6,981.86	$ 698.19	$ 7,680.05	55%
Task 5 - Opinion of Probable Construction Cost	$7,697.72	$ -	$ 3,848.86	$ 3,848.86	50%
Task 6 - Implementation Strategy	$5,895.40	$ -	$ 2,358.16	$ 2,358.16	40%
Task 7 - Final Feasibility Study Report	$9,281.04	$ -	$ 3,712.42	$ 3,712.42	40%
Task 8 - Meetings & Coordination	$9,476.44	$ -	$ 3,790.58	$ 3,790.58	40%
Direct Expenses	$ 3,099.20	$ 619.84	$ 1,239.68	$ 1,859.52	60%
			Total For This Billing Period		**15,647.89**

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
1	$75,006.33	$32,330.09	64.0%	$27,028.35

Aisha Gonzalez - President