B2Z ENGINEERING

August 13, 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 July 2026 on the subject referenced project.

The following is attached:

- Invoice No. 10149

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	**100%**
<u>UPDATED:</u> B2Z has completed the Conceptual Layout Development for the Precinct 1 Spay & Neuter Clinic. The conceptual floor plan and supporting site layout have been finalized to define the proposed functional spaces, room adjacencies, circulation patterns, and operational workflows necessary to support efficient facility operations. Stakeholder input and applicable program requirements have been incorporated into the final conceptual layout to ensure the proposed facility configuration aligns with the County's objectives and anticipated operational needs. This task is **100% complete**. The finalized conceptual layout establishes the recommended facility configuration and provides the basis for subsequent project development, design, and implementation activities.	
Task 5 – Opinion of Probable Construction Cost	**100%**
<u>UPDATED:</u> 2Z has completed the Opinion of Probable Construction Cost (OPCC) for the Precinct 1 Spay & Neuter Clinic. The cost estimate was developed based on the finalized conceptual layout, anticipated building systems, site improvements, and other major project components. Quantities, unit costs, project-specific assumptions, and applicable contingencies were evaluated and incorporated to establish a comprehensive conceptual construction cost estimate. This task is **100% complete**. The finalized OPCC has been incorporated into the feasibility study to support project budgeting, planning, and future implementation decisions.	

Task 6 – Implementation Strategy	**100%**
<u>UPDATED:</u> 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	**90%**
<u>UPDATED:</u> B2Z has substantially advanced preparation of the Final Feasibility Study Report for the Precinct 1 Spay & Neuter Clinic. The report has been developed to incorporate the completed technical analyses, project findings, finalized conceptual layout, Opinion of Probable Construction Cost, implementation considerations, supporting exhibits, and other documentation developed throughout the feasibility study. The report narrative and supporting graphics have also been refined to clearly document the evaluation process, findings, and recommendations for the proposed facility. This task is approximately **90% complete**. Remaining efforts are focused on incorporating final stakeholder comments, completing internal quality control review, making final revisions to the report and supporting exhibits, and preparing the completed Final Feasibility Study Report for submission.	

Task 8 – Meetings and Coordination in Support for Project Development	90%
UPDATED: 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. Coordination efforts have included project status discussions, review of the conceptual layout and feasibility study findings, evaluation of project requirements, and coordination of stakeholder comments and recommendations. These efforts have helped maintain alignment between the proposed facility concept, the County's objectives, and anticipated operational requirements. This task is approximately **90% complete**. Remaining efforts include final stakeholder coordination, review and resolution of any outstanding comments, and participation in final meetings necessary to support completion and submission of the Final Feasibility Study Report.	
Task 9 – Direct Expenses	**100%**
UPDATED: B2Z has completed all direct expense activities associated with the Precinct 1 Spay & Neuter Clinic feasibility study. Project-related expenses associated with coordination meetings, project travel, document preparation, printing, and other reimbursable costs necessary to support conceptual planning, technical evaluations, stakeholder coordination, and preparation of the feasibility study have been incurred and documented. This task is **100% complete**. All applicable direct expenses have been compiled and accounted for in accordance with the project requirements.	

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

Sincerely,

Armando Pompa, PMP, CFM
Senior Project Manager

B2Z ENGINEERING

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

Invoice

Date	Invoice #
8/13/2026	10149

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 **July 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	$ 7,680.05	$ 6,283.67	$ 13,963.72	100%
Task 5 - Opinion of Probable Construction Cost	$7,697.72	$ 3,848.86	$ 3,848.86	$ 7,697.72	100%
Task 6 - Implementation Strategy	$5,895.40	$ 2,358.16	$ 3,537.24	$ 5,895.40	100%
Task 7 - Final Feasibility Study Report	$9,281.04	$ 3,712.42	$ 4,640.52	$ 8,352.94	90%
Task 8 - Meetings & Coordination	$9,476.44	$ 3,790.58	$ 4,738.22	$ 8,528.80	90%
Direct Expenses	$ 3,099.20	$ 1,859.52	$ 1,239.68	$ 3,099.20	100%
			Total For This Billing Period		**24,288.19**

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
1	$75,006.33	$47,977.98	96.3%	$2,740.16

Aisha Gonzalez

Aisha Gonzalez - President