

August 13, 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 July 2026 on the subject referenced project.

The following is attached:

- Invoice No. 20700

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

Strategic Phase / Pre-Project Planning	% Complete
Tasks 1 – Coordination and Management of SUBS	35%
<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)	51%
<u>NO UPDATE:</u> LattaTech Services has continued advancing Phase I security and technology assessment services for the Hidalgo County Sheriff's Office Jail Expansion project. Efforts to date have included completion of the on-site IT/security walkthrough conducted on May 27–28, 2026, during which Igor Abadzic and Aaron Mendenhall evaluated existing security electronics, access control, video surveillance, intercom, communications infrastructure, and related technology conditions within the existing jail facility. Professional services have also progressed through continued development and refinement of the preliminary security technology assessment report, with findings incorporated into the D-08 Existing Conditions Review working draft. This task is approximately 50.1% complete. Remaining efforts will focus on further development of the security and technology assessment findings, refinement of recommendations, continued coordination with the project team, and incorporation of final assessment information into the Phase I strategic planning and existing conditions documentation.	
Tasks 4 – Compile & Review Existing Project Documentation & Site Conditions	75%
<u>UPDATED:</u> B2Z has continued advancing the compilation, review, and evaluation of existing project documentation, facility records, and site conditions in support of the D-08 Existing Conditions Assessment. Efforts have incorporated findings from the March 2026 initial facility walkthrough, the April 27 Superior Alarm coordination meeting, the May 28 IT/Security walkthrough, and assessment information provided by DRG Architects and LattaTech Services. Evaluation of existing operational constraints, security and technology infrastructure, building systems, and identified facility deficiencies has been substantially advanced, with findings consolidated into the D-08 Working Draft. This task is approximately 75% complete. Remaining efforts will focus on completing outstanding technical evaluations, incorporating additional consultant and stakeholder input, refining identified deficiencies and existing conditions findings, performing internal quality control review, and finalizing the D-08 Existing Conditions Assessment for submission to Hidalgo County.	

Tasks 5 – Identify stakeholders and AHJs & Develop Stakeholder Register	40%
<u>UPDATED:</u> B2Z has continued advancing stakeholder identification and development of the Stakeholder Register for the Hidalgo County Jail Expansion Project. Coordination efforts have expanded to include County IT personnel, Hidalgo County Sheriff's Office operations staff, Superior Alarm Systems representatives, project subconsultants, and the Texas Commission on Jail Standards (TCJS) as the primary Authority Having Jurisdiction. The Stakeholder Register has been updated to incorporate project participants engaged through coordination meetings, facility walkthroughs, and ongoing Phase I planning activities. Communication protocols and coordination frameworks have also been established to support effective information exchange among the County, project team, subconsultants, and applicable agencies. This task is approximately 40% complete. Remaining efforts will include continued identification and engagement of project stakeholders, refinement of roles and responsibilities, ongoing maintenance of the Stakeholder Register, and continued coordination with TCJS, County departments, project consultants, and other applicable entities as the project advances through the strategic planning phase.	
Tasks 6 – Initial Coord. & Meetings w/ AHJs and other Regulatory Agencies	40%
<u>UPDATED:</u> B2Z has continued advancing coordination and engagement with Authorities Having Jurisdiction (AHJs) and other regulatory stakeholders in support of the Hidalgo County Jail Expansion Project. Coordination efforts have included ongoing communication with the Texas Commission on Jail Standards (TCJS) regarding existing jail conditions, future facility needs, and applicable regulatory standards. Additional coordination has been conducted with Superior Alarm Systems regarding existing fire alarm and life safety systems, as well as with Hidalgo County Sheriff's Office and County Facilities personnel through site visits, project meetings, and technical discussions. This task is approximately 40% complete. Regulatory coordination conducted to date is supporting development of the D-08 Existing Conditions Assessment and identification of applicable code, life safety, and regulatory requirements. Remaining efforts will include continued coordination with TCJS and other applicable AHJs, evaluation of regulatory requirements as planning concepts advance, and incorporation of agency input into permitting, code compliance, facility phasing, and subsequent Phase I deliverables.	

Tasks 7 – Develop / Update Overall Project Schedule	35%
<u>UPDATED:</u> B2Z has continued development and maintenance of the overall project schedule to support Phase I program execution for the Hidalgo County Jail Expansion Project. Schedule updates have incorporated completed and ongoing project milestones, including completion of the May 28 IT/Security walkthrough (M-10), advancement of the D-08 Existing Conditions Assessment, and refinement of near-term activities associated with upcoming Phase I deliverables. The schedule framework continues to integrate subconsultant activities, deliverable sequencing, stakeholder coordination, and anticipated review periods to maintain alignment across the project team. This task is approximately 35% complete. Remaining efforts will include continued schedule monitoring and updates, refinement of the 30/60/90-day lookahead, tracking of D-08 through final submission, coordination and advancement of D-09 and D-10, and integration of subsequent milestones associated with D-14, D-15, and other Phase I deliverables through completion. B2	
Tasks 8 – Develop / Update Overall Project Budget	25%
<u>NO UPDATE:</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>NO UPDATE:</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>NO UPDATE:</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>NO UPDATE:</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>NO UPDATE:</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>NO UPDATE:</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, PMP, CFM
Dept. Project Manager



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

Invoice

Date	Invoice #
8/13/2026	20700

P.O.#: 26200717

Invoice Received By: A. Eidenberger on 8/21/2026

Goods/Services Received By: Hidalgo on July 2026
6-1300-23-280-000-0000-SD4520

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	July 2026				
Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Strategic Phase / Pre-Project Planning					
Coordination and Managemnet of SUBS	\$ 38,775.00	\$ 9,693.75	\$ 3,877.50	\$ 13,571.25	35%
SUB: DRG Architects	\$ 193,200.00	\$ 25,116.00	\$ -	\$ 25,116.00	13%
SUB: Latta Tech (Security & Technology)	\$ 44,560.00	\$ 16,041.60	\$ 6,684.00	\$ 22,725.60	51%
Compile & Review existing project documentation and site conditions	\$ 39,078.00	\$ 13,677.30	\$ 15,631.20	\$ 29,308.50	75%
Identify stakeholders and Authorities Having Jurisdiction (AHJs) & develop stakeholder register	\$ 12,430.90	\$ 3,729.28	\$ 1,243.09	\$ 4,972.36	40%
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	\$ 8,509.62	\$ 2,836.54	\$ 11,346.16	40%
Update / develop overall project schedule	\$ 13,559.50	\$ 3,389.88	\$ 1,355.95	\$ 4,745.83	35%
Update / develop overall project budget	\$ 13,829.00	\$ 3,457.25	\$ -	\$ 3,457.25	25%
Prepare project management informaton system and software (project setup)	\$ 8,253.50	\$ 1,815.77	\$ -	\$ 1,815.77	22%
Meetings and preentation to Owner's designated representatives	\$ 21,880.42	\$ 4,813.69	\$ 0.00	\$ 4,813.69	22%
Program Management Plan (PMP)					
Program Governance, Decision Authority & Accountability Framework	\$ 29,645.48	\$ 5,929.10	\$ (0.00)	\$ 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 & Ocuupied - 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	\$ 3,784.86	\$ -	\$ 3,784.86	10%
Direct Expenses	\$ 2,800.00	\$ 560.00	\$ -	\$ 560.00	20%
Total For This Billing Period					\$31,628.27

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
1	\$585,330.40	\$110,295.72	24.2%	\$443,406.41

Aisha Gonzalez - President



Patricia Eilenberger <patricia.eilenberger@hidalgo.org>

Fwd: HC Sheriff's Office Jail Expansion – Ph I (C-25-0499-09-16) - WA#1 - Progress Report & Invoice #20700

2 messages

Myra Montoya <myra.montoya@hidalgo.org>
To: Patricia Eilenberger <patricia.eilenberger@hidalgo.org>

Fri, Aug 21, 2026 at 2:33 PM

Pat,

Please proceed in placing in the next court.

Thank you,

----- Forwarded message -----

From: **Hector Garcia** <hector.garcia1@co.hidalgo.tx.us>

Date: Thu, Aug 20, 2026 at 2:15 PM

Subject: HC Sheriff's Office Jail Expansion – Ph I (C-25-0499-09-16) - WA#1 - Progress Report & Invoice #20700

To: Montoya, Myra <myra.montoya@hidalgo.org>

CC: Juan Herrera <juan.herrera@co.hidalgo.tx.us>

To: P:

Good Afternoon, Myra

Attached is an invoice for WA#1 – HC Sheriff's Office Jail Expansion – Ph I (C-25-0499-09-16). It has been reviewed and approved. Please proceed with processing it. Let me know if you have any questions.

Respectfully,

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HECTOR A. GARCIA, CTCM
Construction Division Manager

☎ (956) 318 - 2626 EXT. 4857

✉ hector.garcia1@co.hidalgo.tx.us

📍 2802 S. Business Hwy 281
Edinburg, TX 78539**CONFIDENTIALITY NOTICE**

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