

FILED  
AT 2:24 O'CLOCK P M  
JUL 31 2020  
ARTURO GUANABAO, JR. COUNTY CLERK  
HIDALGO COUNTY TEXAS  
BY [Signature] DEPUTY

**HIDALGO COUNTY**  
**Program Management Services**  
**Work Authorization Form**  
**Contract # 16-267A-07-25**

**WORK AUTHORIZATION NO. 4**

**THIS WORK AUTHORIZATION** is made pursuant to the terms and conditions of the AIA Document C172-2014 Standard Form of Agreement Between Owner and Program Manager, approved by Commissioners' Court on July 25, 2017 ("**Agreement**"), made by and between **COUNTY OF HIDALGO, TEXAS**, action herein by, through or authorized by the **Commissioner's Court**, ("**Owner**") and Jacobs Project Management Services Co. ("**Program Manager**") for the Hidalgo County Courthouse Project ("**Project**").

**PART 1. WORK DESCRIPTION**

The purpose of this Work Authorization is for the Program Manager to provide Additional Services, generally described as follows:

Building Envelope Commissioning Services.

The specific scope of services to be provided by the Program Manager under this Work Authorization is stated in the Fee Proposal letter from Jacobs to Rocio Villarreal dated April 24, 2020, which is attached as **EXHIBIT "A"** ("**Proposal**") that includes the Scope of Services, other terms and conditions and exhibits describing the additional and extended services that shall be provided by the Program Manager ("**Services**").

**PART 2. PRICE**

The lump sum price for all Services under this Work Authorization is Eighty-Eight Thousand, Six Hundred Forty-Four and 0/100 Dollars **\$ 88,644.00** ("**Price**"). This amount includes any and all costs and expenses necessary to properly and timely provide all Services of this Work Authorization.

**PART 3. PAYMENT**

Payment to the Program Manager for the Services required by this Work Authorization that have been properly and timely performed shall be made in accordance with the terms of the Agreement and the Payment Schedule of Values attached to the Proposal as Exhibit B to the Proposal.

**PART 4. FUNDING**

This Work Authorization No. 4 shall be funded through funding source:  
Account No. 0-1352-419-40-125-035-0-730  
Requisition Number \_\_\_\_\_ (MUST BE INCLUDED AFTER CC APPROVAL)

**PART 5. PERIOD OF SERVICE**

The Services shall be provided according to the Execution Plan/Project Schedule/Staffing Plan attached to the Proposal as Exhibit A to the Proposal. This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon the proper completion of all of the Services, unless the Services are terminated earlier by the Owner, made with or without cause.

**PART 6. RESPONSIBILITIES AND OBLIGATIONS**

Program Manager shall be responsible for properly and timely providing all Services. This Work Authorization and the Services are subject to all applicable terms and conditions of the Agreement. This Authorization does not waive the parties' responsibilities and obligations provided under the Agreement.

**PART 7. ACKNOWLEDGEMENT AND CONFIRMATION**

The Owner's Designated Representatives for the Project have reviewed and recommend approval of this Work Authorization, as evidenced by these signatures:

\_\_\_\_\_  
**Reviewed and recommended  
by:**

\_\_\_\_\_  
**Reviewed and recommended  
by:**

\_\_\_\_\_  
**Reviewed and recommended  
by:**

\_\_\_\_\_  
**Reviewed and recommended  
by:**

**PART 8. LIMITATIONS, ACCEPTANCE AND APPROVAL**

This Work Authorization is hereby accepted and approved by Hidalgo County, Texas:

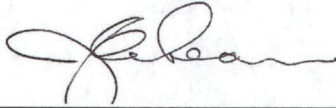
- a) Approval for Price of \$50,000.00 or less: by Owner's Designated Representatives Valde Guerra, Isaac Sulemana, Sergio Cruz, and Armando Garza, Jr. when acting

- jointly and unanimously on behalf of the Owner with respect to this Work Authorization; or
- b) Approval for Price greater than \$50,000.00: by Commissioners' Court on \_\_\_\_\_ as indicated below by signature of County Judge.

[Signature page follows.]

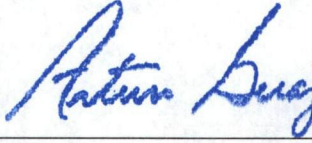
Effective Date: \_\_\_\_\_

**THE PROGRAM MANAGER:**  
Jacobs Project Management Services  
Co.



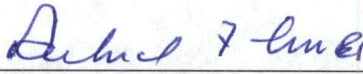
By: \_\_\_\_\_

**ATTEST:**



By: Arturo Guajardo, Jr., County Clerk

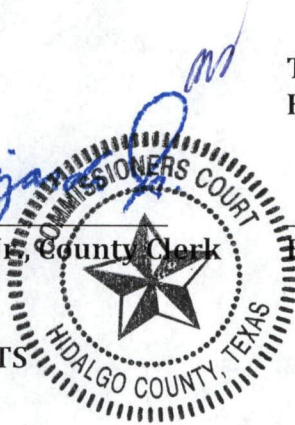
**THE OWNER:**  
Hidalgo County, Texas



By: Richard F. Cortez, County Judge

**LIST OF ATTACHMENTS**

EXHIBIT "A" - Proposal



APPROVED BY  
COMMISSIONERS' COURT  
ON: 5/19/20 

## Exhibit A

**JACOBS**

5985 Rogerdale Rd.  
Houston, Tx. 77072

24-Apr-2020

Mr. Oscar Garcia – Jacobs PMCM  
Hidalgo County Courthouse Project  
Edinburg, Texas 78539

Re: Letter Proposal for Commissioning Services related to CPR#14  
**MEP Systems**  
New Hidalgo County Courthouse Project  
Referenced Project Information:

- CPR14 – dated: 25-Jun-2019

Jacobs is providing this proposal for the added commissioning services included in the CPR#14 design drawings.

The attached pages outline the added scope of the proposed commissioning activities for the project, along with pricing as it relates to these scopes of services.

If you have any questions, please contact me at 281.776.2541 or [michael.gonzales@jacobs.com](mailto:michael.gonzales@jacobs.com).

Sincerely,



Michael Gonzales, CxA  
Sr. Commissioning Manager

CC: Chris Smith, P.E., CxA, LEED AP  
Greg Hatch, Principal

**I. Understanding of Project****A. CPR#14 Description**

- The County of Hidalgo, Texas has issued CPR#14 which includes additional equipment and systems that are being added to the Cx scope of services and are identified in this proposal.
- Added equipment and systems are included for floors 3 & 5 with some changes in design also noted on floors 4 & 7.

**II. Added Systems to be Commissioned per CPR#14**

The following systems are proposed to be commissioned:

- All testing percentages identified are on a per floor basis.

**A. Mechanical Systems**

System	Est. Qty	Sampling Rate
VAV Terminal Units	107	20%
Exhaust Fans	1	100%

**B. Plumbing Systems**

System	Est. Qty	Sampling Rate
Hot Water Circulating Pumps	1	100%

**C. Electrical Systems**

System	Est. Qty	Sampling Rate
Lighting Controls	1 LOT	20%

**D. Building Security Systems**

System	Est. Qty	Sampling Rate
Door Control and Monitoring System	1 LOT	50%
Access Control System	1 LOT	50%
Digital Video Management System	1 LOT	50%

**E. Life Safety**

<b>System</b>	<b>Est. Qty</b>	<b>Sampling Rate</b>
Fire Alarm System	1 LOT	50%
Emergency Lighting	1 LOT	50%
Smoke Exhaust System	1 LOT	100%

**III. Added Commissioning Services**

These added Commissioning services are in conjunction with the CPR#14 design drawings and specifications.

This proposal includes added commissioning services during the following phases of the project. All phases of the project will require assistance from other members of the Design and Construction Team, including Owner's personnel. The cost, if any, for this assistance is not included in this Proposal.

**A. Construction Phase**

Construction Phase Added Tasks include the following:

1. Conduct (3) three additional site visits in coordination with project milestones and meetings.
2. Review submittals for added equipment being included in the commissioning scope.
3. Review ASIs & RFIs for impact to the Commissioning Process.
4. Review O&M Manuals as provided by Contractor and subcontractors for added equipment being included in the commissioning scope.
5. Develop and issue Pre-Functional Checklists for added systems included in the commissioning scope.
6. Develop and issue Functional Performance for added systems included in the commissioning scope.

**B. Testing Phase**

Testing Phase Added Tasks include the following:

1. Witness Functional Performance Testing for added equipment included in the commissioning scope.
2. Closeout corrective issues generated at the time of Functional Performance Testing.

**C. Occupancy Phase**

Occupancy Phase Added Tasks include the following:

- 1. Include documentation associated with added equipment/systems in final Commissioning Report.
- 2. Conduct seasonal testing if required.

**IV. Basis of Compensation**

**A. Added Commissioning Services for CPR#14**

For the added COMMISSIONING SERVICES as defined above an in conjunction with CPR#14, we propose that the BASIS OF COMPENSATION will be a Lump Sum Fee of \$109,912.00 (One Hundred Nine Thousand Nine Hundred Twelve and No/100 Dollars).

<b>Total Labor &amp; Expenses</b>	<b>\$109,912.00</b>
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**END OF PROPOSAL**