

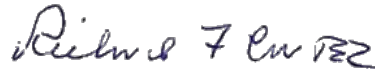
APPROVED BY COMMISSIONERS' COURT ON April 19, 2022. MS
Agenda Item No. 85430 Executive Office: ms

VENDOR:
B2Z Engineering, LLC



Aisha Gonzalez, President

COUNTY:
COUNTY OF HIDALGO



Hon. Richard F. Cortez, County Judge

APPROVED AS TO FORM
Office of the Criminal District Attorney,
Ricardo Rodriguez, Jr.

N/A

N/A, Assistant District Attorney

ATTEST:



Arturo Guajardo, Jr., County Clerk



ATTACHMENTS:
Exhibit A-2 – “Sub Advisory Letter”
Exhibit D-2 – “Fee Proposal and Scope of Work”

Exhibit A-2

April 11, 2022

Valde Guerra
Hidalgo County Executive Office
2812 S. Bus. Hwy 2811
Edinburg, TX 78539

RE: Subcontracting Notice for Construction Management & Oversight of the Bio-Safety Lab Project Contract No. C-20-204-06-09

Dear Mr. Guerra:

We would like to inform you of the subcontractor that we will be using under the Construction Management & Oversight of the Bio-Safety Lab Project Contract Work Authorization #3. Please coordinate with your Purchasing Department for Commissioner's Court approval of this notification. This sub-contractor will be providing Construction Phase Services - Project Management for the above referenced project.

Subcontractor:

*Mr. Carlos Del Angel
Brownstone Consultants
PO Box 3898
McAllen, TX 78505
Phone (956) 307-3057*

Should you have any questions, please feel free to give me a call at 956-585-3773.

Sincerely,



David Rivera
Project Manager



EXHIBIT D-2 FEE PROPOSAL

**Hidalgo County
Bio-Safety Laboratory
Construction Management & Inspection Services
(C-20-204-06-09)
Supplemental #2 to Work Authorization #3**

<i>Hidalgo County Construction Management & Inspection</i>			MANHOURS				Total Line Item Cost
			Project Manager	Senior Construction Inspector	Admin/ Clerical	Total Hours / SUB Amount	
TASKS							
Construction Contract Administration, Management and Inspection							
1	Coordination with Subconsultant (Construction Phase & Post Construction Phase Daily Coordination)		30	26	40	96	\$13,444.68
1a	SUB: See Construction Management Proposal by Brownstone Consultants on Page 2 of 4 ~ 4 of 4		(See Exhibit D page 2 of 3)			\$114,000.00	
2	Monthly Coordination w/ SUB on Invoicing and Progress Reports		4	6	11	21	\$2,520.87
Subtotal Labor Hours			34	32	51	117	
Labor Hours			34	32	51	117	
Hourly Base Rates			\$ 68.00	\$ 36.00	\$ 20.00		
Contract Rate FY2021			\$ 242.12	\$ 128.18	\$ 71.21		
Total Costs			\$ 8,232.08	\$ 4,101.76	\$ 3,631.71	\$114,000.00	\$15,965.55

Subconsultants:

Brownstone Consultants

\$114,000.00

Total Subconsultants **\$114,000.00**

B2Z Engineering Total Cost

\$129,965.55

Brownstone Consultants LLC is pleased to submit its proposal to provide Construction Management Services for the above referenced project located in Edinburg, Texas. This proposal is based on the following project assumptions.

| ASSUMPTIONS

1. ERO Architects has completed Construction Documents to 100%.
2. Enriquez Construction Group LLC (ECON) has been selected as the Contractor.
3. Project will include all four alternates.
4. Estimated construction duration is 12 months. Estimated closeout and turnover is 2 months. Project duration is approximately 14 months.
5. Construction is approximately \$5.7 Million Dollars (\$5,700,000.00).
6. Construction will start in April of 2022.

Brownstone Consultants LLC proposes to provide the following scope of services as described below:

| BASIC SERVICES

I. Construction Phase

1. Coordinate and conduct a Pre-Construction Conference.
2. Conduct/Attend bi-weekly construction meetings.
3. Assist with permit Coordination.
4. Periodic site visits with project inspector.
5. Set up of project documentation file structure and QC/QA of project documentation.
6. Review Contract Change Directives (CCD's) and Proposed Change Orders (PCO's). Prepare and process Change Orders for Owner (CO's) as needed.
7. QC/QA and execution of applications for payment.
8. Act as liaison and central point of communication between owner, contractor, architect, and other stakeholders.

II. Post - Construction Phase

1. Participate in the creation of the final punch list with the Owner & Architect of Record during the architect's evaluation of substantial completion and participate in the architect's final inspection and acceptance of the work.
2. Review close-out requirements and documentation submitted by the Contractor.
3. Prepare and issue final reconciliation change order and provide recommendation for final payment.
4. Assist in the development of warranty policies and procedures.

II. Communication, Budget & Schedule Management (These services will be provided throughout the duration of the project.)

Communication Management

1. Implement and maintain communication tools.
2. Document and record meeting minutes for all construction meetings and post-construction meetings. The minutes will be the official project meeting record.
3. Create meeting agendas / report that will provide the Owner with the following:
 - a. Executive Summary
 - b. Discussion of major activities on the project
 - c. Outstanding issues
 - d. Budget changes (detailed description of change orders)
 - e. Schedule and related issues

- f. Look-ahead schedule

Budget & Schedule Management

1. Major budget and schedule reviews and updates at the critical project milestones.
2. Recommendations for adjustments in the budget and schedule as needed. If projections indicate the project to be over budget or behind schedule at any point, we will make recommendations to recover the schedule or budget to within acceptable parameters.

| BASE FEE TOTAL

Stipulated Sum Fee of 2% of construction cost (\$5.7M) or **One Hundred and Fourteen Thousand Dollars and 00/100 (\$114,000).**

| ADDITIONAL SERVICES

Any services not stated in this proposal will constitute an additional service and will be billed at our hourly fee schedule or by separate proposal.

| EXCLUSIONS

This proposal excludes the following services:

- Architectural or Engineering Design Services
- Site Surveys and Platting
- Construction Materials Testing
- Environmental and Geotechnical Testing
- Commissioning

Should you have any questions regarding this submittal, do not hesitate to call me at (956) 307-3057.

Sincerely,



Carlos Del Angel, PMP, CCM
Senior Project Manager

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

Certificate Number:
 2022-871911

Date Filed:
 04/11/2022

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 B2Z Engineering LLC
 Mission, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Hidalgo County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 C-20-204-06-09
 Supplemental No. 2 to Work Authorization No. 3 - Construction Management & Oversight

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Gonzalez, Aisha	McAllen, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Aisha Gonzalez, and my date of birth is 1/23/79.

My address is 900 S. Stewart Rd. Suite 4, Mission, TX, 78572, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 11 day of April, 2022.
(month) (year)



Signature of authorized agent of contracting business entity
 (Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
B2Z Engineering LLC
Mission, TX United States

Certificate Number:
2022-871911

Date Filed:
04/11/2022

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Hidalgo County

Date Acknowledged:
04/14/2022

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
C-20-204-06-09
Supplemental No. 2 to Work Authorization No. 3 - Construction Management & Oversight

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Gonzalez, Aisha	McAllen, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)











SA#2 to WA#3 for C-20-204-06-09_ B2Z-Brownstone - BSL

Final Audit Report


2022-05-04


Created:	2022-05-03
By:	Jaime Cortez (jaime.cortez@co.hidalgo.tx.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoGjdxKGeBj_Q2RcS21OHw8HqV-GFAvDZ


"SA#2 to WA#3 for C-20-204-06-09_ B2Z-Brownstone - BSL" History


-  Document created by Jaime Cortez (jaime.cortez@co.hidalgo.tx.us)
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-  Document emailed to Aisha Gonzalez (aisha@b2zeng.com) for signature
2022-05-03 - 4:22:34 PM GMT
-  Email viewed by Aisha Gonzalez (aisha@b2zeng.com)
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-  Document e-signed by Aisha Gonzalez (aisha@b2zeng.com)
Signature Date: 2022-05-03 - 6:58:40 PM GMT - Time Source: server
-  Document emailed to moni (monica.salinas@co.hidalgo.tx.us) for approval
2022-05-03 - 6:58:42 PM GMT
-  Email viewed by moni (monica.salinas@co.hidalgo.tx.us)
2022-05-03 - 7:37:02 PM GMT
-  Document approved by moni (monica.salinas@co.hidalgo.tx.us)
Approval Date: 2022-05-03 - 7:37:22 PM GMT - Time Source: server
-  Document emailed to Richard F Cortez (countyjudge@co.hidalgo.tx.us) for signature
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-  Document e-signed by Richard F Cortez (countyjudge@co.hidalgo.tx.us)
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2022-05-04 - 8:23:09 PM GMT

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2022-05-04 - 8:23:24 PM GMT

 Document approved by Carolyn Thornton (carolyn.thornton@co.hidalgo.tx.us)
Approval Date: 2022-05-04 - 8:23:49 PM GMT - Time Source: server

 Agreement completed.
2022-05-04 - 8:23:49 PM GMT

