

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, DECEMBER 1, 2025**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming December 1, 2025 as Arbor Day.

3. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

4. PUBLIC HEARINGS: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- A) Public hearing on development services cases

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) Submission of Sales Tax Collection Report for November 2025
- B) City Engineer's Report
- C) City Events of Interest

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for November 17, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for commercial HAZMAT and tanker trucks. **This item supports EV - Economic Vitality.** (BRIDGE)

C) Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for salvage vehicles. **This item supports EV - Economic Vitality.** (BRIDGE)

D) Consideration and action, if any, on request from Hidalgo County Elections Department to use Jose "Pepe" Salinas Civic Center and Development and Research Center as polling locations for the 2026 Joint Primary Election and Primary Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

E) Consideration and action, if any, authorizing City Manager to approve the emergency repair of Lift Station #31 located on Nolana with Southern Trenchless Solutions from La Feria, TX through BuyBoard Contract No.730-24 **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

F) Consideration and action, if any, on Development Services Cases:

1. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 100 West Nolana Loop. **CUP#240923 This item supports EV - Economic Vitality.**

2. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1407 West Nolana Loop. **CUP#240924 This item supports EV - Economic Vitality.**

3. Stefano's Pizza Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3. **CUP#190961 This item supports EV - Economic Vitality.**

4. Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. **CUP#240716 This item supports EV - Economic Vitality.**

G) PLATS:

1. Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the south, 5.00 acres of the west, 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. Dicker Rd. **SUB#231236. This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution amending wrecker rotation list. **This item supports SSC - Safe and Secure Community. (POLICE)**

B) Consideration and action, if any, on Resolution declaring the city's intent to own and operate new cold storage and inspection facilities at the Pharr International Bridge. **This item supports IF - Infrastructure. (LEGAL)**

C) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability. (DEVELOPMENT SERVICES)**

8. PURCHASING:

A) Consideration and action, if any, authorizing the City Manager to purchase a 2025 Chassis and remounting of one (1) Type 3 ambulance from Monaco Global Sales in the amount of \$186,000.00. **This item supports SSC - Safe and Secure Community (EMERGENCY MEDICAL SERVICES)**

B) Consideration and action, if any, authorizing the City Manager to approve the purchase of two (2) 2025 Type 3 ambulances from Southwest Ambulance sales for the amount of \$631,565.34 (HGAC contract # AM 10-23) **This item supports SSC - Safe and Secure Community. (EMERGENCY MEDICAL SERVICES)**

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Texas Division of Emergency Management for Texas Emergency Management Assistance Teams. **This item supports SSC - Safe and Secure Community. (EMERGENCY MANAGEMENT)**

B) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Rio Grande Valley Metropolitan Planning Organization for the distribution and maintenance of bicycle and pedestrian counter equipment. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to utilize the State of Texas Commercial Card Program for Procurement Card Services with U.S. Bank. **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to renew network security hardware and software support services for City of Pharr and Pharr Connect through The Interlocal Purchasing System (TIPS) Contract 230105 with Telepro Communications from Mission, Texas. **This item supports SE - Service Excellence.** (PURCHASING)

E) Consideration and action, if any, on Change Order Number 2 in the amount of \$49,781.94 and the addition of 15 working days to the construction contract with D. Wilson Construction Company for the Donation Acceptance Program for Fiscal Year 2016. **This item supports IF - Infrastructure.** (ENGINEERING)

10. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss

such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

11. RECONVENE: *into Regular Session and consider action, if necessary, on any items(s) discussed in closed session.*

12. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.2

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 21st day of November 2025 at 5:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 21st day of November 2025



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

Proclamation



WHEREAS, Arbor Day has been an occasion for recognizing the value of trees and woodlands to human welfare since 1872; and

WHEREAS, the City of Pharr recognizes the value of trees as they contribute to our environment by moderating the temperature, mitigating the effects of climate change, and reducing heating and cooling costs; and

WHEREAS, the City of Pharr has a tradition of supporting and encouraging the planting, care and health of trees throughout the community; and

WHEREAS, trees in the City of Pharr increase city property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees provide clean air to breathe, prevent erosion of soil, and provide shelter, food, and protection to wildlife; and

WHEREAS, all residents are urged to support the efforts to protect our trees and woodlands and plant trees to promote the well-being of this and future generations.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim December 1, 2025, as:

“Arbor Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of December 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 11/20/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November 19, 2025

MEETING DATE: December 1, 2025

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for November 2025

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: SALES TAX HIGHLIGHTS

The City of Pharr shows an INCREASE of 3.77% YTD TRUE GROWTH compared to last YTD November 2024 and a 2.68% INCREASE compared to November 2024 payments. For the City's FY 25-26, YTD collections INCREASED 5.19%.

Fiscal Consideration: N/A

Staff Recommendation: Presentation Only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/19/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



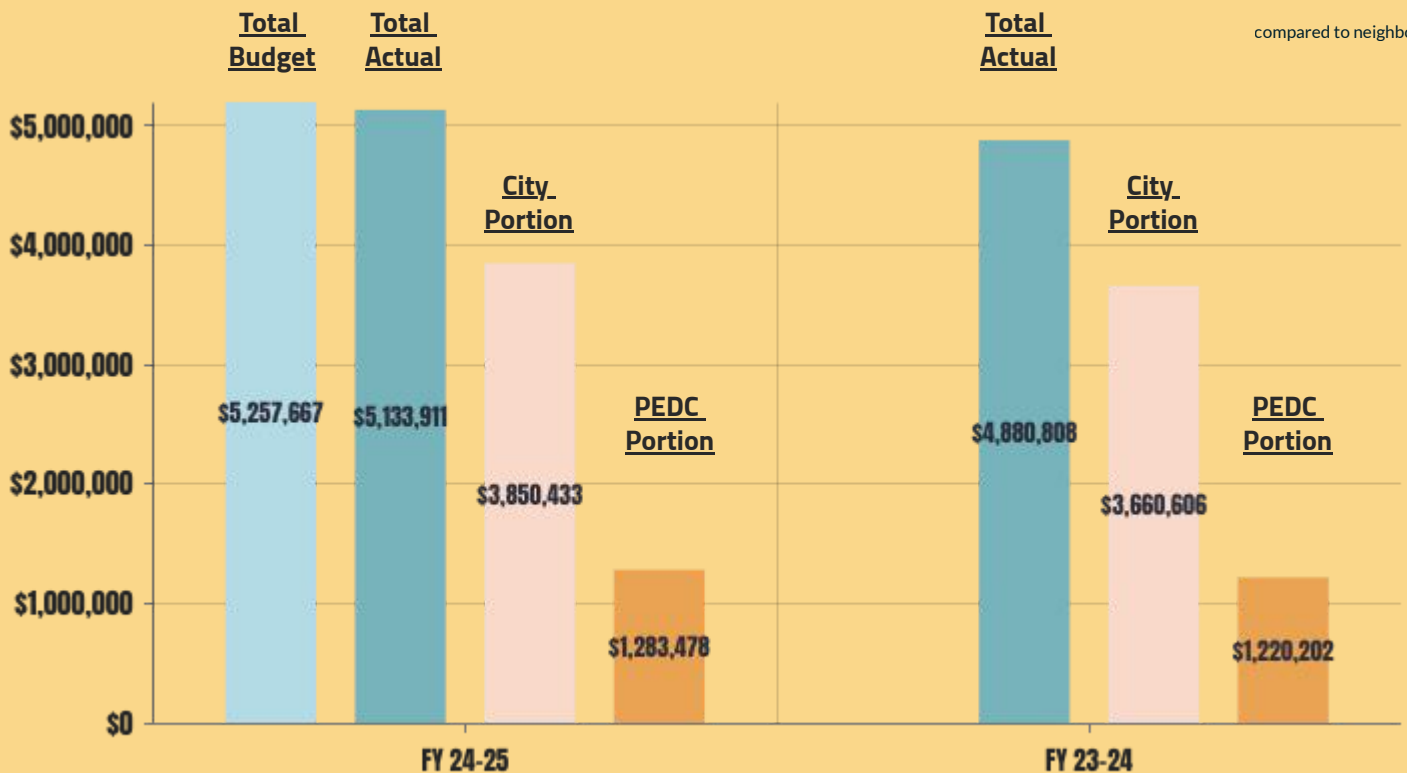
CITY OF PHARR SALES TAXES

as of November 2025 FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



3.77% YTD

Increase in Sales Tax from
Last Year*



2.68%

Compared to November
2024 Cash Basis.



-2.35%

Below Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 5.19%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: City Engineer's Report

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria
Pilar Rodriguez
City Management Office

Created/Initiated - 11/21/2025
Approved - 11/21/2025
Final Approval - 11/21/2025



Report on Capital Improvement Project Activity Construction – December 2025

**City Engineer – Patrizia Longoria, P.E.
Monday, December 01, 2025**



Pharr
Engineering



City Engineers Report

Engineer: Halff Associates, Inc.
Contractor: TBD
CM: Brownstone Consultants, LLC
Status:

- Bid Opening for re-bid on Thur., June 20, 2024.
- Bid Analysis and recommendation sent to TxDOT for concurrence on Fri. July 05, 2024
- Received concurrence from TxDOT on Aug. 22, 2024.
- Awarded project at City Commission on Tue. Sept. 03, 2024.
- Pre-Construction Meeting was held on October 23, 2024.

Next Steps:

- Construction ongoing

Start Contract Time: November 04, 2024
Contract Time: 425 standard workweek days (22 mo.) + 30 (8/18/2025) = 455
Time to Date (11/25/25): ~276 (60.7%)
End Contract Time: July 17, 2026 (latest schedule October 30, 2026)
Contract Amount: \$45,253,972.12
Change Orders: \$22,835.40 (8/18/2025)
Revised Contract: \$45,276,807.52
PCOs: 12, \$49,781.94, 58 days = CO #2
Total Paid to Date (1-12): \$15,463,445.79 (34.15%) (10/25/2025)
Latest Reimbursement Requests: #8 for \$2,100,279.79 (submitted 11/17/2025; total to date \$2,624,351.09)

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
November '24	1.0	3.5
December '24	1.7	8.7
January '25	5.1	14.1
February '25	9.2	19.1
March '25	12.2	23.8
April '25	14.8	29.2
May '25	16.6	34.1
June '25	21.3	39.5
July '25	23.2	44.5
August '25	25.2	49.4
September '25	29.0	51.2
October '25	34.2	56.0
November '25	TBD	60.7

Dock Expansion Phase I, II & Ag Lab (DAP FY 16)





11-14-2025 – Base is completed at the Ag Lab.

Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



Pharr
Engineering



CSJ: 0921-02-424

CSJ: 0921-02-424

CSJ: 0921-02-433

CONSTRUCTION

Engineer: Structural Engineering Associates, Inc. (SEA)
CM: Brownstone Consultants, LLC
Contractor: IOC Company, LLC
Status:

- Project is under construction.
- OSB easements have been finalized. Light easements are being worked on.
- HCID No. 2 Agreement and Temporary Construction Permit were executed

Next Steps:

- Construction ongoing

Start Contract Time: August 05, 2024

Contract Time: 480 calendar days + 30 (int'l span, 2/25/25) + 15 (weather, SEJ, 5/19/2025) + 02 (9/2/25) = 527

Time to Date (11/25/25): 477 calendar days (90.51%)

End Contract Time: January 12, 2026 (latest schedule 01/13/26)

Contract Amount: \$47,601,706.75

Change Orders: -\$824,457.60 (OSB, 2/25/25)
\$36,317.42 (SEJ, 05/19/2025)
\$15,206.86 (9/2/2025)

Revised Contract: \$46,828,773.43

Total Paid to Date (1-15): \$34,496,830.79 (73.67%) (10/25/2025)

Latest Reimbursement Request: #11 & Final (9/09/2025).
Remaining requests are for \$0 (#12)

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
August '24	5.63	4.17
September '24	6.92	10.63
October '24	9.98	16.88
November '24	15.83	23.33
December '24	20.02	29.58
January '25	23.14	36.04
February '25	28.40	40.0
March '25	34.26	45.49
April '25	40.25	51.6
May '25	46.42	55.81
June '25	50.74	61.71
July '25	55.95	67.43
August '25	58.75	73.33
September '25	67.50	78.94
October '25	73.67	84.63
November '25	TBD	90.51

International Bridge Expansion

CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION



11-14-2025 – At Rio Grande River looking south.

International Bridge Expansion

CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION



11-14-2025 – Preparing to set deck panels at unit 48/49, looking north.

International Bridge Expansion
CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION



11-14-2025 – At irrigation canal looking north.

International Bridge Expansion
CSJ: 0921-02-479



Pharr
Engineering



CONSTRUCTION

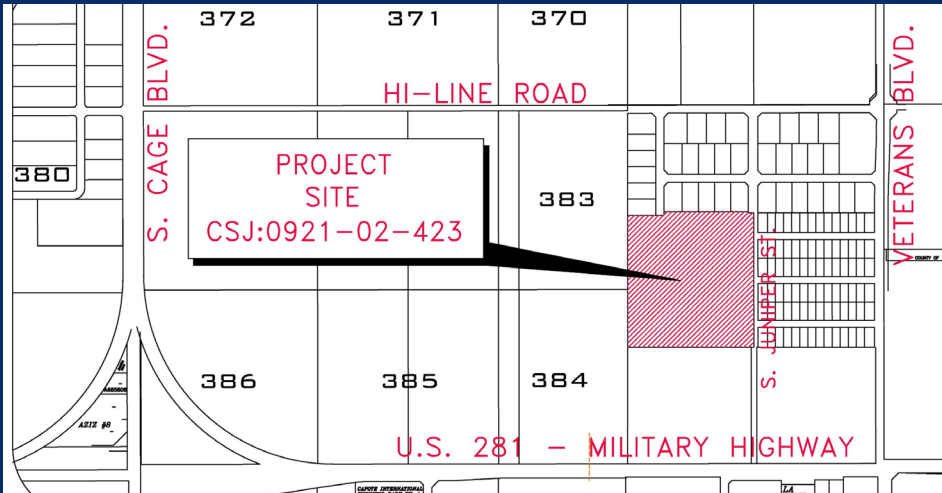
Engineer: Javier Hinojosa Engineering
Contractor: NM Contracting LLC
CM: City of Pharr
Location: 10200 S. Juniper St.
Status:

- Bid opening was on Thur., May 30, 2024, and a total of six (6) bids were received.
- City Commission awarded the project to NM Contracting on Monday, May 5, 2025
- Pre-Construction Meeting was held on Thursday, July 03, 2025.
- Contract time started Wednesday, July 16, 2025.

Next Steps:

- Contractor is lime treating the subgrade.
- Start Contract Time:** July 16, 2025
Contract Time: 275 standard workweek days
Time to Date (11/25/25): 94 (34.2%)
End Contract Time: August 19, 2026
Contract Amount: \$11,888,058.76
Change Orders: \$0
Total Paid to Date: \$447,232.68 (8/25/2025, 3.76%)
Latest Reimbursement Requests: \$72,448.43 (#1)

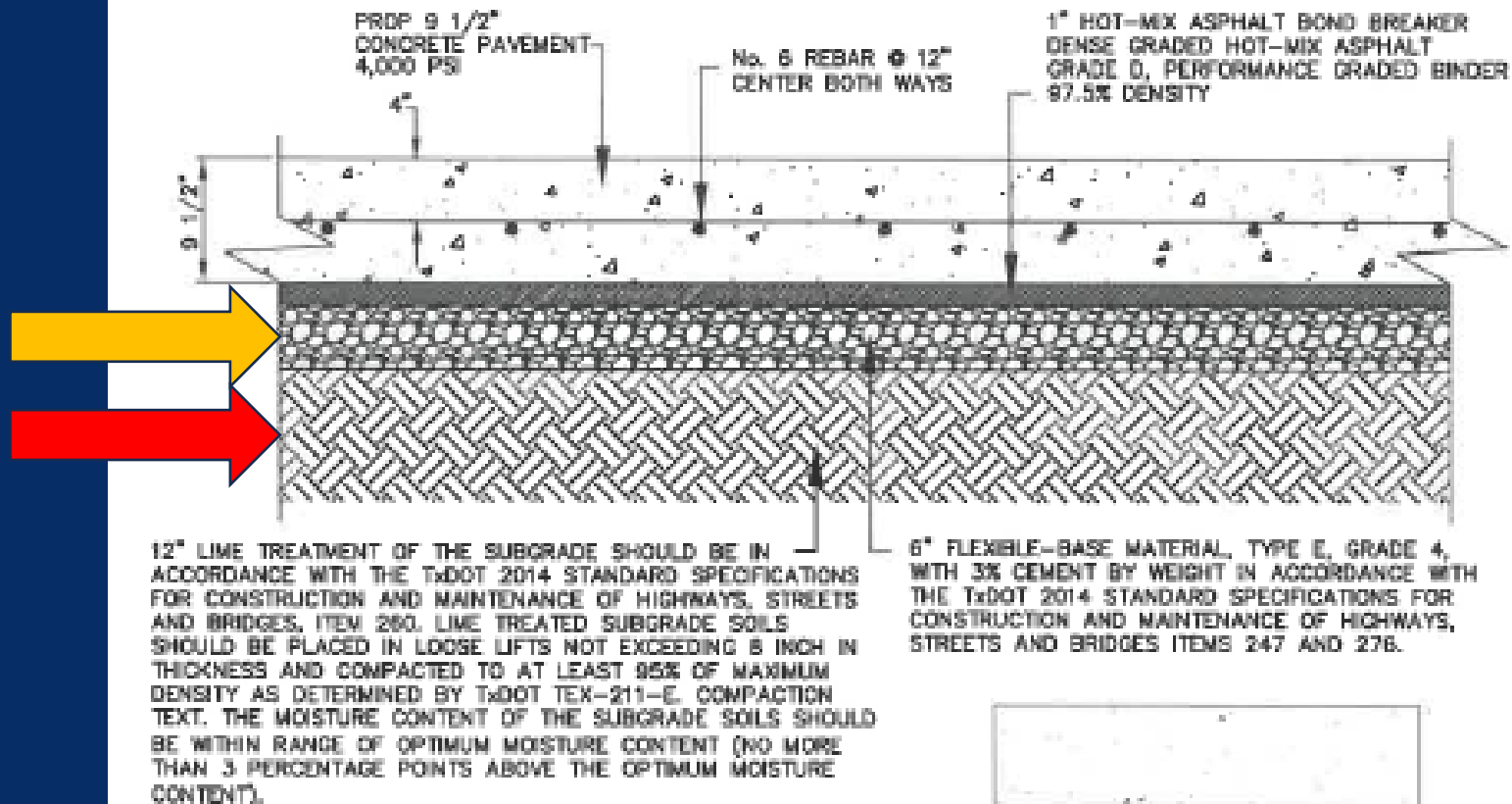
Month	Total Amount Paid to Date (%)	Total Time to Date (%)
July '25	0.76	2.5
August '25	3.76	10.2
September '25	TBD	17.5
October '25	TBD	26.5
November '25	TBD	34.2



Commercial Vehicle Parking Area
CSJ: 0921-02-423



CONSTRUCTION



CONCRETE CROSS-SECTION HEAVY DUTY

GEO TECH PROVIDED
BY RABA KISTNER
PROJECT No. AMA21-001-00
(REVISED-2)
JULY 10, 2023

Commercial Vehicle Parking Area

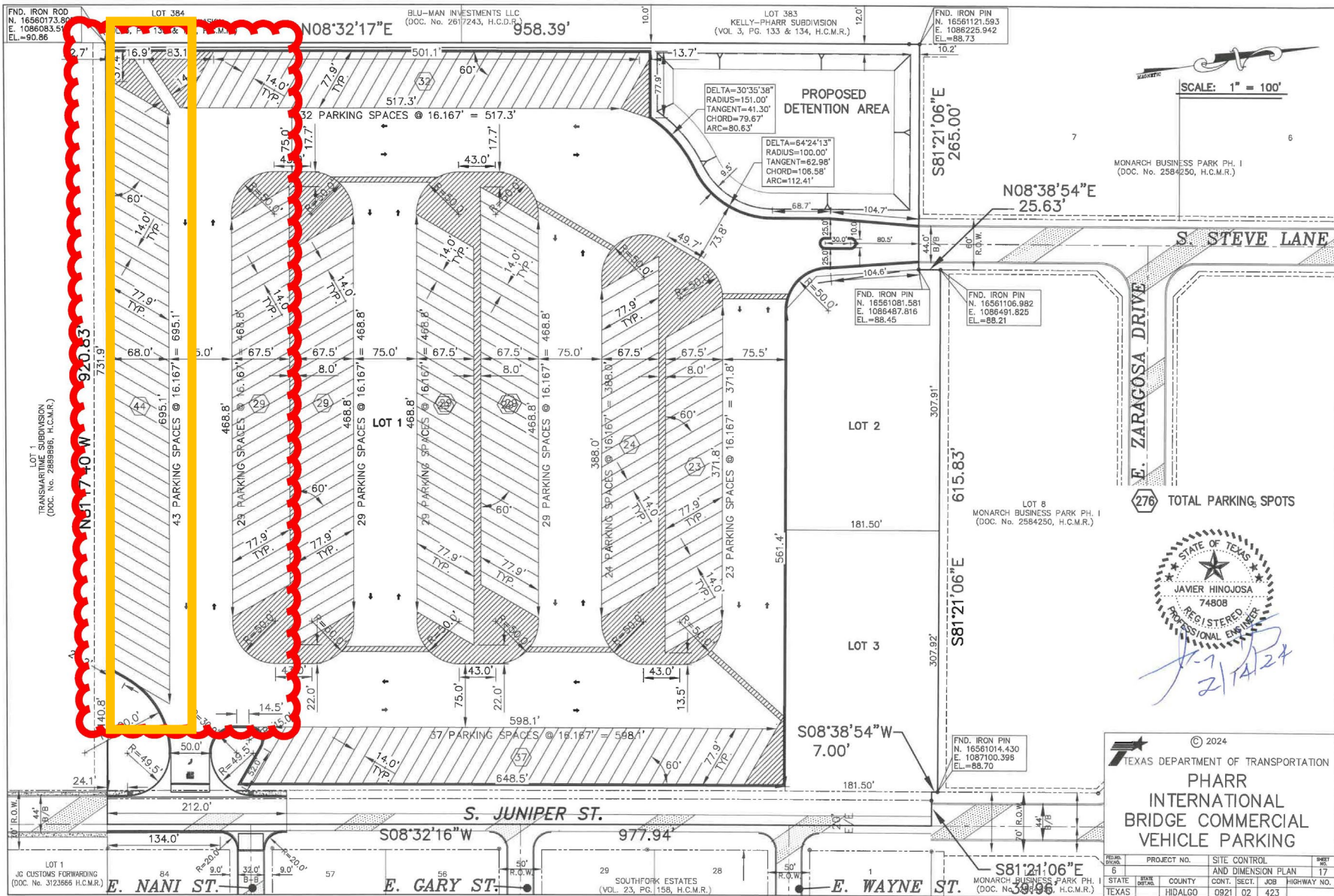
CSJ: 0921-02-423



Pharr
Engineering



CONSTRUCTION





10-06-2025

Commercial Vehicle Parking Area

CSJ: 0921-02-423



Pharr
Engineering



CONSTRUCTION

Engineer: Garcia Infrastructure Consultants, LLC

Contractor: Mor-Wil, LLC

CM: City of Pharr

Notice to Proceed: September 16, 2024 (rev. to **12/20/2024**)

Contract Time (MF): 450 calendar days (End
December 10, 2025) + 91 (Betterment 1-4) = **541**

Time to Date (11/25/2025): 340 days (62.8%)

Contract Amount: \$6,749,668.03

Change Orders: \$0

Current Contract: \$6,749,668.03

Total to Date (9/17/2025): \$2,548,376.94
(37.8%)

Description: Elimination of three lift stations and
installation of gravity sanitary sewer lines in northwest and
central Pharr.

Status: Construction is on-going. Contractor is working on
W. El Dora Rd. See pictures.

Northwest & Central Collection System Improvements and Lift Station No. 1, 29 & 33 Elimination



Pharr
Engineering



CONSTRUCTION



11-20-2025 – On Sugar & Eldora looking east toward IH-69C

*Northwest & Central Collection System Improvements and
Lift Station No. 1, 29 & 33 Elimination*
CONSTRUCTION



Pharr
Engineering





11-20-2025 – On Sugar & Eldora looking west toward Jackson Rd.

*Northwest & Central Collection System Improvements and
Lift Station No. 1, 29 & 33 Elimination*
CONSTRUCTION



Pharr
Engineering



WE ARE

**TEAM
PHARR**



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 11/20/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for November 17, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Minutes for November 17, 2025 - Regular Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Recommend approval of Minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 11/21/2025
Final Approval - 11/21/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 17, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 17, 2025, and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez
Comm. Itza Flores

STAFF PRESENT:

Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Dir.
Juan Vasquez, Interim Dev. Svcs. Director
Luis Marin, Public Works Director
Keyla Jalife, Interim O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Interim Purchasing Dir.
Daniel Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Communications Officer
Kenneth Ennis, P.S. Communications Dir.
Elizabeth Diaz, Public Health Director
Abel Molina, Interim Special Events Director
Napoleon Coca, Interim Grants Mgmt. Director
Kenneth Walsch, Food Services Director
Isaac Escobedo, Interim Maintenance Dir.
Will Borowski, Golf Director
Victoria Brewster, Dir. of External Relations

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Mayor Hernandez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Carrillo moved to excuse absent members. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING NOVEMBER 2025 AS CHILDREN'S GRIEF AWARENESS MONTH.

Jonathan Flores, City Manager, Introduced the item.

Noelynn Llasos, Children's Bereavement Center Rio Grande Valley, thanked the Mayor and Council for recognizing the month of November as Children's Bereavement Awareness Month. She shared the organization's mission was to provide free counseling, peer support, and resources for grieving children and families in the Valley. She further extended an invitation to their Candlelight Vigil on Thursday, November 20th at 6 p.m. at the Harlingen and McAllen locations.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) TRAILBLAZER RECOGNITION

Jonathan Flores, City Manager, introduced the item.

Yuri Gonzalez, Chief Communications Officer, recognized Joselyn Ontiveros as the Trailblazer for the month of September 2025. She stated Ms. Ontiveros began her career with the City in 2015 as a part-time Parks and Recreation employee, later transitioning to the Office of Communications as a Graphic Designer in 2021 and now serving as Office Manager. She stated her growth, creativity, and dedication were highlighted as exemplary and congratulated her for earning the Trailblazer Award.

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Joselyn Ontiveros expressed gratitude to the Commission and the Communications team for believing in her and providing support.

Danny Ramirez, EMS Chief, recognized Alexis Mata as the Trailblazer for the month of October 2025 and for her outstanding service as the Administrative Assistant for EMS. He stated Ms. Mata previously worked in Development Services and now contributes across multiple areas, including volunteering as a firefighter, a liaison to the IMT in Kerrville, and has participated in several city committees. Her dedication, versatility, and involvement throughout the organization were highlighted and commended.

Alexis Mata expressed gratitude for the opportunity to work with the team and thanked everyone for their support.

B) RECOGNITION OF THE PHARR OFFICE OF CITY COMMUNICATIONS ON AWARDS RECEIVED FROM THE TEXAS ASSOCIATION OF TELECOMMUNICATIONS OFFICERS AND ADVISORS (TATOA)

Jonathan Flores, City Manager, introduced the item and called upon Yuri Gonzalez, Chief Communication Officer.

Yuri Gonzalez, Chief Communication Officer, presented a video recap of the team's experience at the Texas Association of Telecommunications Officers and Advisors annual conference held in the Woodlands, Texas. She stated the department earned eight state awards and two honorable mentions across multiple categories showcasing outstanding creativity, production and storytelling. She further introduced members of her team.

Mayor Hernandez commended the Communications team for their strong leadership, positive energy, and effective collaboration. He expressed appreciation for the team's informative and well-received work, noting frequent public compliments and continued pride in their efforts.

C) RECOGNITION OF THE 2025 SALUTE TO VETERANS PARADE WINNERS

Jonathan Flores, City Manager, introduced the item and called upon Abel Molina, Special Events Director.

Abel Molina, Special Events Director, thanked all participants of the annual Salute to Veterans Parade and announced competition winners. He stated third place was awarded to PSJA Southwest High School Band, second place to Liberty Middle School Cheerleaders, and first place to Korean War Veteran, Mr. Leonel Morales.

At this time, Jonathan Flores, City Manager, stated they would deviate from the agenda and go to Item 5. Consent Agenda. There was no objection.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR NOVEMBER 03, 2025 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE DIRECTING THE CITY MANAGER TO VACATE, ABANDON, AND CLOSE A 15 FT. BY 303 FT. UTILITY EASEMENT, CONSISTING OF 0.104 OF AN ACRE (4,545 SQUARE FEET) LOCATED ON LOT 1, DONIAZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE DIRECTING THE CITY MANAGER TO VACATE, ABANDON, AND CLOSE A 20 FT. BY 375.03 FT. UTILITY EASEMENT, CONSISTING OF 0.17 OF AN ACRE (7,500.60 SQUARE FEET) LOCATED ON LOT 1, BORDER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. (3RD AND FINAL READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- D) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2017-21 ESTABLISHING REQUIREMENTS, ADMINISTRATIVE APPROVAL ROUTE FOR ALL RUN/WALK EVENTS AND OTHER APPLICABLE ACTIVITIES. (3RD & FINAL READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**
- E) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2013-20 ESTABLISHING REQUIREMENTS AND ADMINISTRATIVE APPROVAL FOR OPEN AIR EVENTS OR ACTIVITIES. (3RD & FINAL READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**
- F) PLATS:**
 - 1. R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED WOODRICH LANDING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.93 ACRE TRACT OF LAND BEING A PORTION OF LOT 120, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 3700 BLOCK OF NORTH SUGAR ROAD. SUB#240924 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, recommended consent agenda and recommended approval of items.

Comm. Carrillo **moved** to approve consent agenda as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

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Ordinance No.'s O-2025-43, O-2025-44, O-2025-45 and O-2025-46 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING CITY CLERK AND ASSISTANT CITY CLERK. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item and recommended reappointment of Imelda Perez as City Clerk and Alessandra Garcia as Assistant City Clerk.

Comm. Carrillo **moved** to approve reappointment of Imelda Perez as City Clerk and Alessandra Garcia as Assistant City Clerk. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-57 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION FOR THE CAST OF VOTES FOR CANDIDATE(S) TO THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS FOR 2026-2029. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve all votes go to nominee David Moreno. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-58 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION RENEWING LONE STAR NATIONAL BANK AS THE OFFICIAL DEPOSITORY FOR THE CITY OF PHARR AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY AGREEMENTS AND DOCUMENTS RELATED THERETO. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried by majority vote of four (4) ayes and one (1) abstention. Mayor Hernandez abstained from voting.

Resolution No. R-2025-59 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO APPROVE AND ESTABLISH A POOL OF QUALIFIED FIRMS FOR PROFESSIONAL CONSTRUCTION MANAGEMENT SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO APPROVE AND ESTABLISH A POOL OF QUALIFIED FIRMS FOR PROFESSIONAL ARCHITECTURAL SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO APPROVE AND ESTABLISH A POOL OF QUALIFIED FIRMS FOR PROFESSIONAL ENGINEERING SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO APPROVE AND ESTABLISH A POOL OF QUALIFIED FIRMS FOR PROFESSIONAL SURVEYING SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

- E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO APPROVE AND ESTABLISH A POOL OF QUALIFIED FIRMS FOR PROFESSIONAL ENGINEERING SERVICES FOR WATER AND WASTEWATER PROJECTS. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

- F) CONSIDERATION AND ACTION, IF ANY, ON PROPOSED TOLL FEE INCREASE FOR COMMERCIAL HAZMAT AND TANKER TRUCKS BY AN ADDITIONAL FIFTY DOLLARS (\$50.00) OVER THE STANDARD TOLL FEE. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, introduced the item and stated the toll fee increase was for an additional seventy-five dollars (\$75.00). He further recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. PURCHASING

- A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF VERMEER HEAVY EQUIPMENT FOR PHARR CONNECT FROM VERMEER TEXAS-LOUISIANA FROM ALAMO TEXAS IN THE AMOUNT OF \$207,711.46 (BUYBOARD CONTRACT #187.22). THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Carrillo moved to approve as recommended. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

At this time Jonathan Flores, City Manager, stated they would deviate back to Item 4. D. Comm. Caballero left the meeting at 4:29 p.m.

ITEM 4. CITY MANAGER'S REPORTS

- D) CITY EVENTS OF INTEREST**

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

MINUTES: REGULAR CALLED MEETING
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Yuri Gonzalez, Chief Communication Officer, presented video recaps highlighting Artists for Standpipe Project, Veteran's Day Parade, Pharr Police Department Mental Health Unit - Walking into Wellness Event and RGV College - 100 Cohort Milestone Event.

At this time, Jonathan Flores, City Manager, introduced, Melanie Cano as the new Assistant City Manager.

Melanie Cano thanked the City Commission and City Management for the opportunity and continued support. Mayor and Council congratulated Mrs. Cano and wished her well in her new role.

ITEM 9. CLOSED SESSION

None

ITEM 10. RECONVENE

None

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:41 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 17th DAY OF NOVEMBER 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

MINUTES: REGULAR CALLED MEETING
November 17, 2025

ATTEST:

IMELDA PEREZ, CITY CLERK

APPROVED:

DRAFT



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: November 19, 2025

MEETING DATE: December 1, 2025

FROM: Vanessa Guzman, Administrative Assistant

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for commercial HAZMAT and tanker trucks. **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Increasing HAZMAT toll fees by an additional hundred dollars (\$100.00) over the standard toll fee.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Vanessa Guzman

Luis Bazan

City Management Office

Created/Initiated - 11/19/2025

Approved - 11/19/2025

Final Approval - 11/20/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Vanessa Guzman, Administrative Assistant

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for salvage vehicles. **This item supports EV - Economic Vitality.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Increasing salvage vehicle toll fees.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Vanessa Guzman

Luis Bazan

Ricardo Rodriguez

City Management Office

Created/Initiated - 11/20/2025

Approved - 11/21/2025

Approved - 11/21/2025

Final Approval - 11/21/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: November 19, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, on request from Hidalgo County Elections Department to use Jose "Pepe" Salinas Civic Center and Development and Research Center as polling locations for the 2026 Joint Primary Election and Primary Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The Hidalgo County Elections Department is requesting the use of City facilities for the upcoming 2026 Joint Primary Election and Primary Runoff Election on the dates below:

Election	Early Voting	Election Day
Joint Primary Election	Feb. 17, 2026 - Feb. 27, 2026	Tuesday, March 3, 2026
Primary Runoff Election	May 18, 2026 - May 22, 2026	Tuesday, May 26, 2026

*Polling hours are generally 7:00 a.m. to 7:00 p.m.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval for use of city facilities as polling locations.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Imelda Perez

Created/Initiated - 11/19/2025
Approved - 11/20/2025

City Management Office

Final Approval - 11/21/2025



ELECTIONS DEPARTMENT
County of Hidalgo



**2026 Joint Primary Election
and Primary Runoff Election**

Early Voting and Election Day Request(s)

November 14, 2025

To: Imelda Perez, City Clerk; City of Pharr
118 S. Cage Blvd, Pharr, TX 78577
Via: imelda.perez@pharr-tx.gov

Dear Ms. Perez,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2026 Joint Primary Election and Primary Runoff Election. Please review the dates below and add to your calendar.

Please note that your location will be used for the listed election and any Runoff that may be needed. Runoff Dates have been confirmed by the Texas Secretary of State.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Election	Early Voting	Election Day
Joint Primary Election	Feb. 17, 2026 - Feb. 27, 2026	Tuesday, March 3, 2026
Primary Runoff Election	May 18, 2026 - May 22, 2026	Tuesday, May 26, 2026

Please complete the separate request form and return by email by **December 19, 2025**. If this may require approval from your board, if you could please provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2026 Joint Primary Election.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

John Posz

Surveyor I

Office: (956)318-2570 ext. 5738

Email: john.posz@co.hidalgo.tx.us

Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Ruben Rosales, Public Utilities
Director

DEPARTMENT: Public Utilities

DIRECTOR: Ruben Rosales

Agenda Item: Consideration and action, if any, authorizing City Manager to approve the emergency repair of Lift Station #31 located on Nolana with Southern Trenchless Solutions from La Feria, TX through BuyBoard Contract No.730-24 **This item supports IF - Infrastructure.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr will have an emergency repair on sewer lines inside of the lift station #31 (nolana). Southern Trenchless Solutions will be called out to work on the emergency repair with depths ranging from 20 to 25 feet. This repair is essential to ensure uninterrupted wastewater transfer from the north side of the City to the Wastewater Treatment Plant. Amount for repair will be \$143,440.00 (Project No. 2526-60-581-S21-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends for repair to ensure no uninterrupted wastewater transfer of services.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Rosales

Created/Initiated - 11/20/2025

Ruben Rosales

Approved - 11/20/2025

Maritza Magallan

Approved - 11/20/2025

Melanie Cano

Approved - 11/20/2025

Jamison Merrick

Approved - 11/21/2025

Ricardo Rodriguez

Approved - 11/21/2025

City Management Office

Final Approval - 11/21/2025



Quote Issued 11/4/2025

Quote # 25-858-158

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southern-trenchless.com

Project: City of Pharr
St. #31 Pipe Repair

BuyBoard # 730-24

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	2	EA	1,750.00	3,500.00
2	111	Set Up 6" Pump (Per Pump)	2	EA	1,500.00	3,000.00
3	115	Set Up 6" Piping	100	LF	19.00	1,900.00
4	121	Operate 6" pumping System	21	Day	1,100.00	23,100.00
5	212	Utility Crew	120	HR	175.00	21,000.00
6	519	Pipe or Other Confined Space Man Entry Safety System	15	Day	2,000.00	30,000.00
7	528	Vac-Truck Lift Station/Manhole Sludge Removal	16	HR	600.00	9,600.00
8	523	Remove & Replace Discharge Pipe (4" - 8" diameter)	68	VF	755.00	51,340.00
9	MISC	Payment & Performance Bonds	0	EA	4,305.00	0.00

Total \$143,440.00

Exclusions:

1. Does Not Include Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions

****Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.**

Signature: _____

Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

We Appreciate Your Business!!!



Pharr

Public Utilities



~~CONFIDENTIAL MEMORANDUM~~

DATE: November 04, 2025
TO: Maritza Magallan, Purchasing Director
FROM: Jesse Trejo, Superintendent of Operations
CC: Ruben Rosales, Public Utilities Director - R.R.

SUBJECT: Memo – Southern Trenchless Solutions

Southern Trenchless Solutions will be contracted to execute an urgent repair on four (4) 6-inch sewer inlet lines at Lift Station #31(209 W. Nolana). The scope of work includes the removal and replacement of four (4) 6-inch sewer inlet lines at depths ranging from 20 to 25 feet. The project requires the mobilization and demobilization of heavy equipment, installation of new 6-inch pipe and removal of wastewater sludge.

This repair is essential to ensuring uninterrupted wastewater transfer from the north side of Pharr to the wastewater treatment plant. A delay in addressing the issue would severely impact our residents and compromise the Lift Station's ability to meet the city's sewer demand while maintaining compliance with Texas Commission on Environmental Quality (TCEQ) regulations. Southern Trenchless Solutions has demonstrated their ability to effectively manage similar situations. (BUYBOARD #730-24)

J. Trejo



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.F.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases;

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Joe Garza

Created/Initiated - 11/21/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.F.1.

DATE SUBMITTED: November 17, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 100 West Nolana Loop. **CUP#240923 This item supports EV - Economic Vitality.**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). This request constitutes the 1st renewal for 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the conditional use permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia
Melanie Cano
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/17/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



MEMORANDUM

DATE: MONDAY, DECEMBER 01, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#240923 (7-ELEVEN CONVENIENCE STORE'S AND STRIPE'S STORES)
--

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 100 West Nolana Loop.

ZONING: The property and properties to the east are currently zoned Limited Industrial District (L-I). The properties to the north, south and west are zoned General Business District (C). The area is generally designated for commercial in the Land Use Plan.

**COMMENTS: POLICE
CHIEF:**

Recommends approval of
the Conditional Use Permit.

**FIRE
DEPARTMENT:**

Recommends approval of
the Conditional Use Permit.

BUILDING:

Recommends approval of
the Conditional Use Permit.

HEALTH:

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:**

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT SERVICES
RECOMMENDATIONS:**

Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

November 17, 2025

Conditional Use Permit **Renewal** for ABC – 7-Eleven Convenience Store's and Stripes Stores

Background:

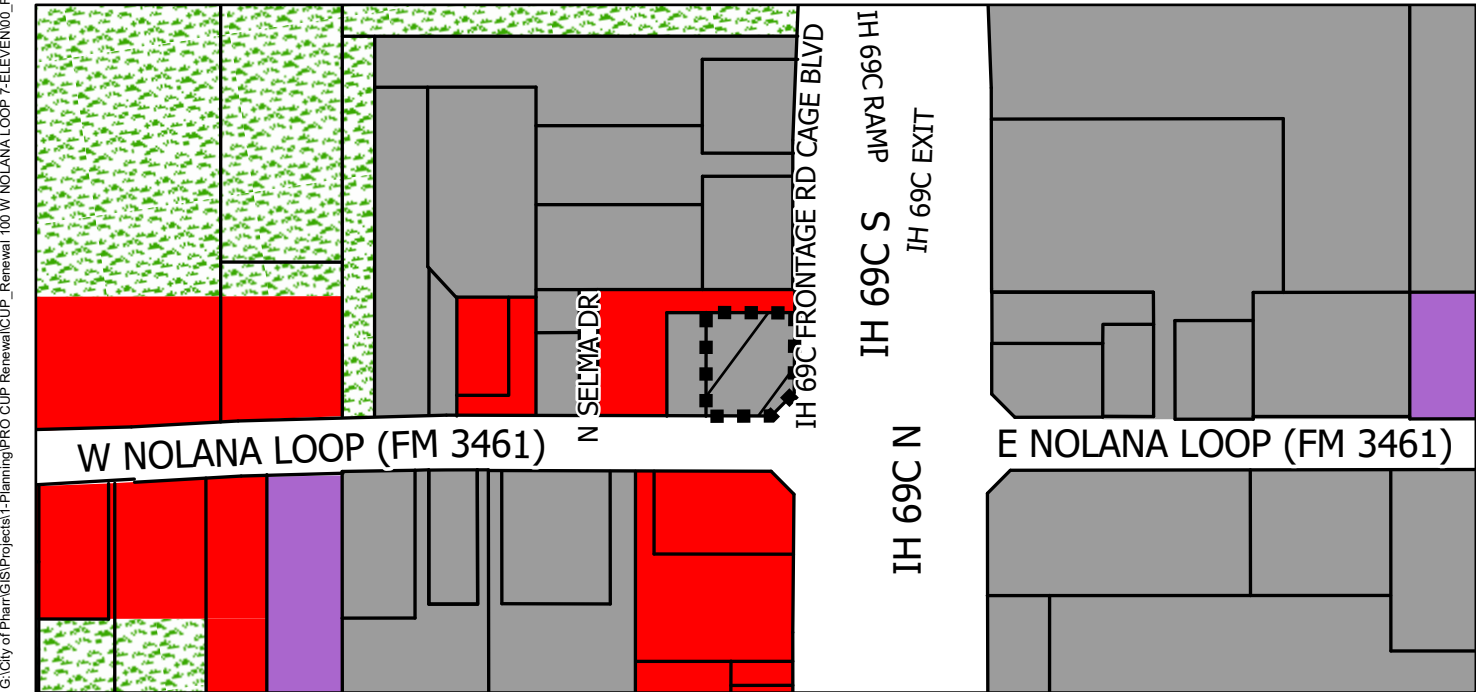
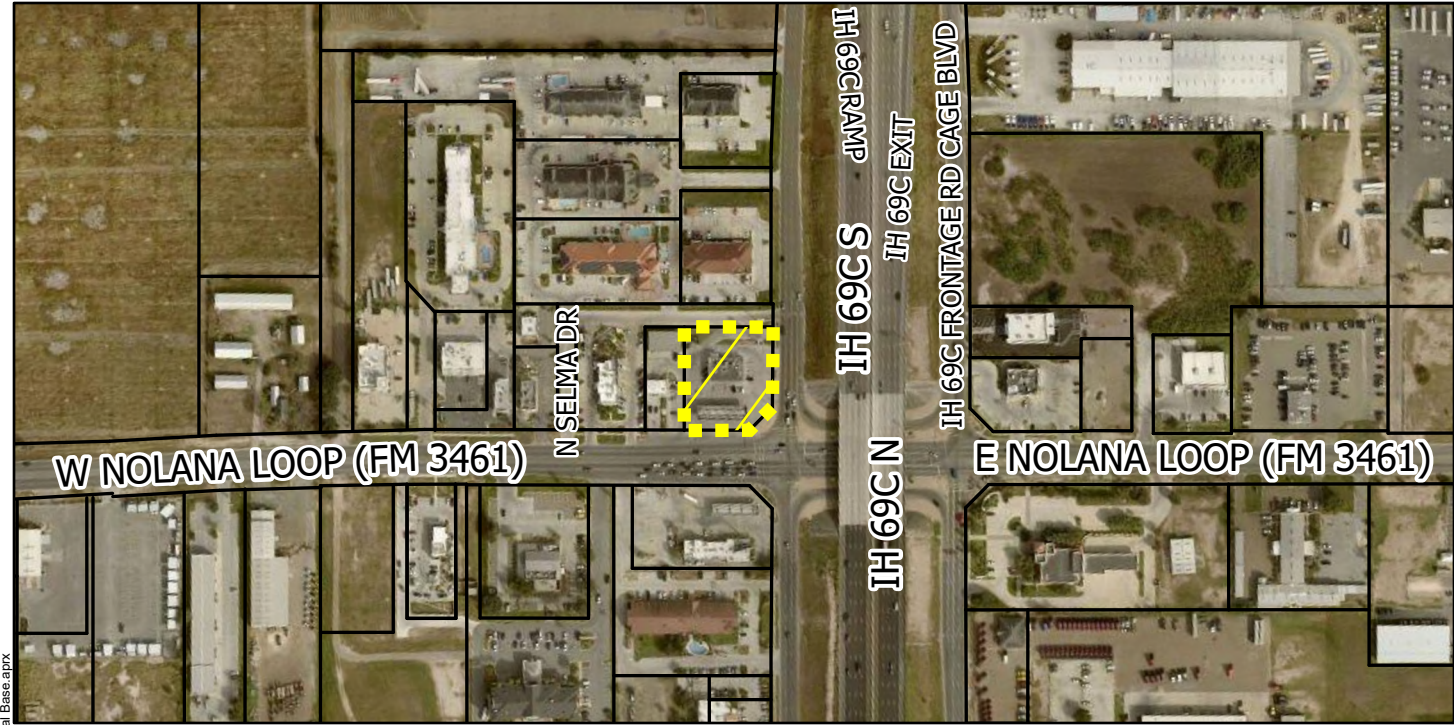
7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for 7- Eleven Convenience Store's and Stripes Stores.

The property is located at 100 West Nolana Loop. It is zoned Limited Industrial District (L-I) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

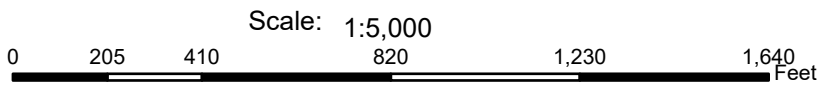
Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 Lot 1B, Map of Lots 1A and 1B, Nolana Square
 100 W Nolana Loop
 Timothy Ilaoa



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |

City of Pharr, Texas
 Engineering Department
 956.402.4221





Pharr
Development Services



Site Photo

100 West Nolana Loop





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.F.2.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1407 West Nolana Loop. **CUP#240924 This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). This request constitutes the 1st renewal for 7- Eleven Convenience Store's and Stripes Stores.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Melanie Cano
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



MEMORANDUM

DATE: MONDAY, DECEMBER 01, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#240924 (7-ELEVEN CONVENIENCE STORE'S AND STRIPE'S STORES)
--

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1407 West Nolana Loop.

ZONING: The property and properties to the north, east and south are currently zoned General Business District (C). The property to the southeast is zoned Residential Multifamily High Density District (R-MFHD). The property to the west is outside city limits. The area is generally designated for commercial in the Land Use Plan.

**COMMENTS: POLICE
CHIEF:**

Recommends approval of
the Conditional Use Permit.

**FIRE
DEPARTMENT:**

Recommends approval of
the Conditional Use Permit.

BUILDING:

Recommends approval of
the Conditional Use Permit.

HEALTH:

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:**

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT SERVICES
RECOMMENDATIONS:**

Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

December 01, 2025

Conditional Use Permit **Renewal** for ABC – 7-Eleven Convenience Store's and Stripes Stores

Background:

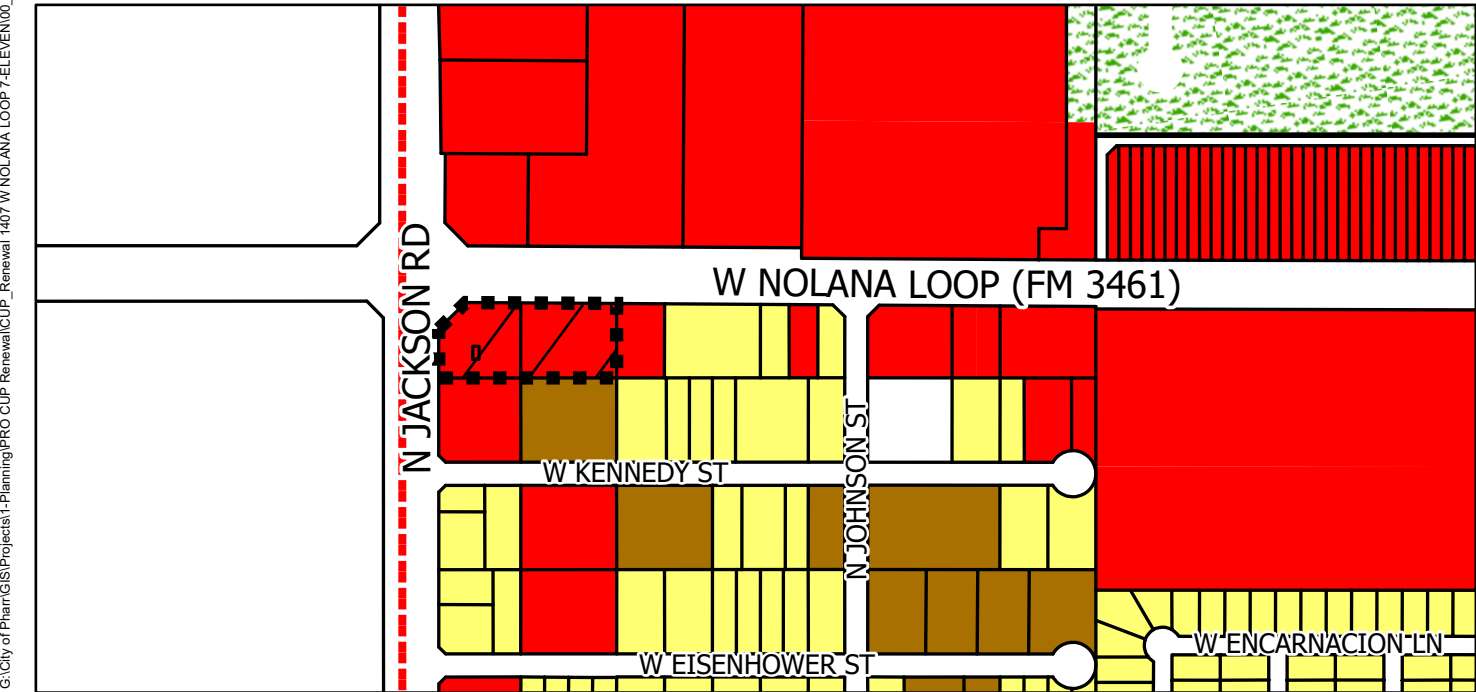
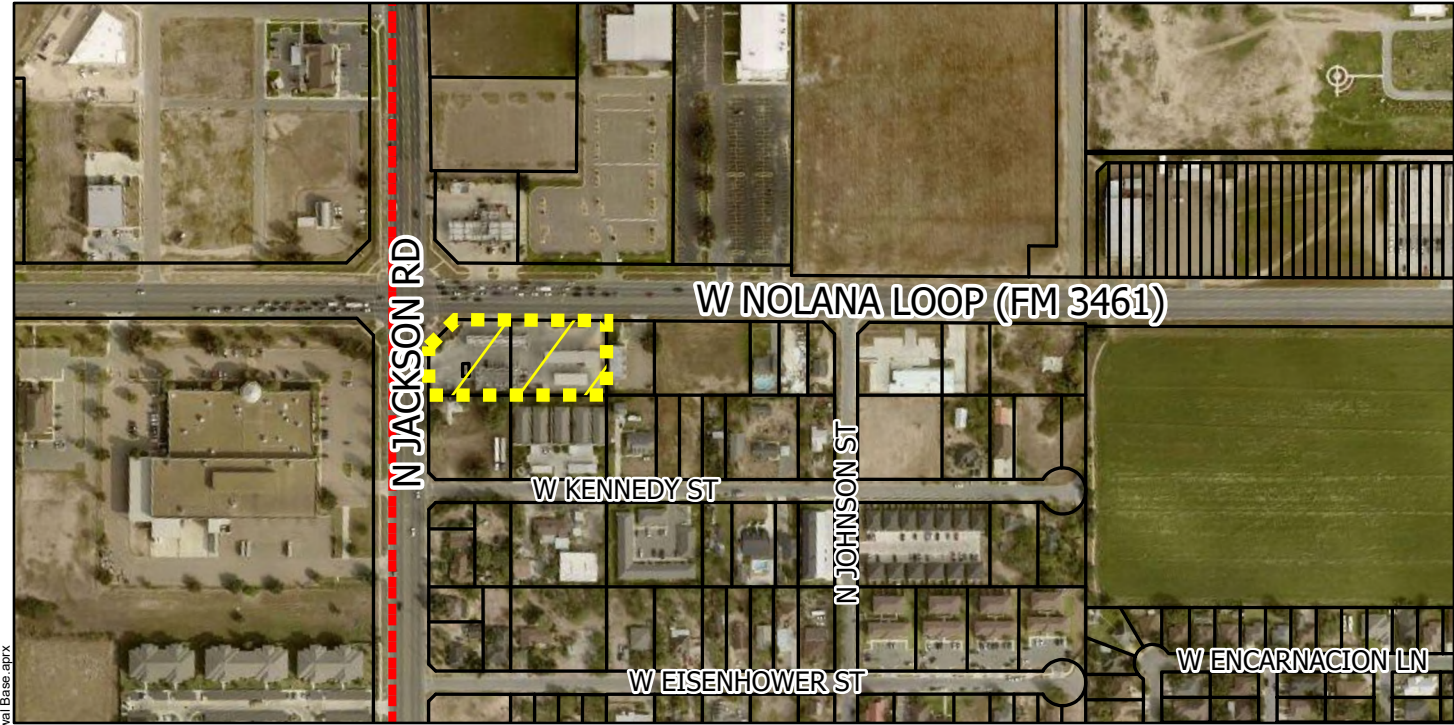
7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for 7- Eleven Convenience Store's and Stripes Stores.

The property is located at 1407 West Nolana Loop. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

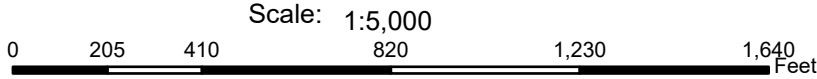
Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 being all of Lots 1 & 2, Beamsley Subdivision
 1407 W Nolana Loop
 Timothy Ilaoa



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |

City of Pharr, Texas
 Engineering Department
 956.402.4221





Pharr
Development Services



Site Photo

1407 West Nolana Loop





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.F.3.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: Stefano's Pizza Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3. **CUP#190961 This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: CUP#190961 Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). This request constitutes the 6th renewal for Stefano's Pizza Express.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Melanie Cano
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 01, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC - FILE NO. CUP#190961 (STEFANO'S PIZZA EXPRESS)

GENERAL INFORMATION:

APPLICANT: Stefano's Pizza Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 500 North Jackson Road, Suite N-3.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Heavy Industrial District (H-I) to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit

BUILDING: Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT SERVICES
RECOMMENDATIONS:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow
the sale of alcoholic beverages for on-premise
consumption in a General Business District (C) subject to
site and applicant being in compliance with all City
Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

December 01, 2025

Conditional Use Permit **Renewal** for ABC –

Stefano's Pizza Express

Background:

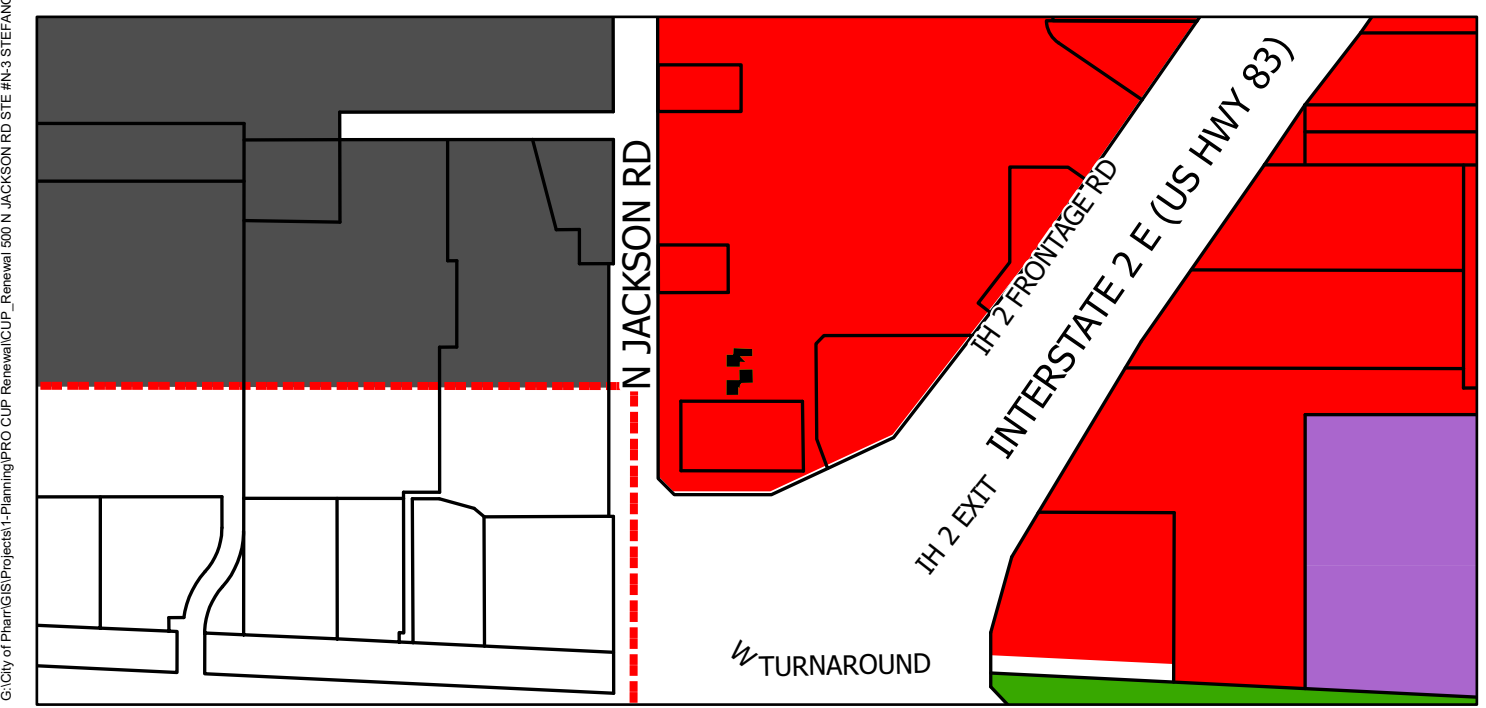
Stefano's Pizza Express is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 6th renewal for Stefano's Pizza Express.

The property is located at 500 North Jackson Road, Suite N-3. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

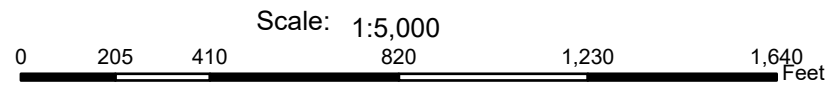
Staff recommends **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 500 N Jackson Rd
 0.06 acres, more or less, out of Lot 4A,
 Replat of Vacated Car-Mel Subdivision,
 Vacated El Centro Mall No. 3 & 4 Subdivision,
 Ala Dewaikat



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

City of Pharr, Texas
 Engineering Department
 956.702.5355





Pharr
Development Services



Site Photo

500 North Jackson Road, Suite N-3





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.F.4.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. **CUP#240716 This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: CUP#240716 Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). This request constitutes the 1st renewal for The Lone Star Theater

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Melanie Cano
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



MEMORANDUM

DATE: MONDAY, DECEMBER 01, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC - FILE NO. CUP#240716 (THE LONE STAR THEATER)

GENERAL INFORMATION:

APPLICANT: Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 115 East Park Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding areas are zoned Business District (C-2) to the north, east, south and west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

BUILDING: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

December 01, 2025

Conditional Use Permit **Renewal** for ABC –

The Lone Star Theater

Background:

Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1st renewal for The Lone Star Theater.

The property is located at 115 East Park Avenue. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

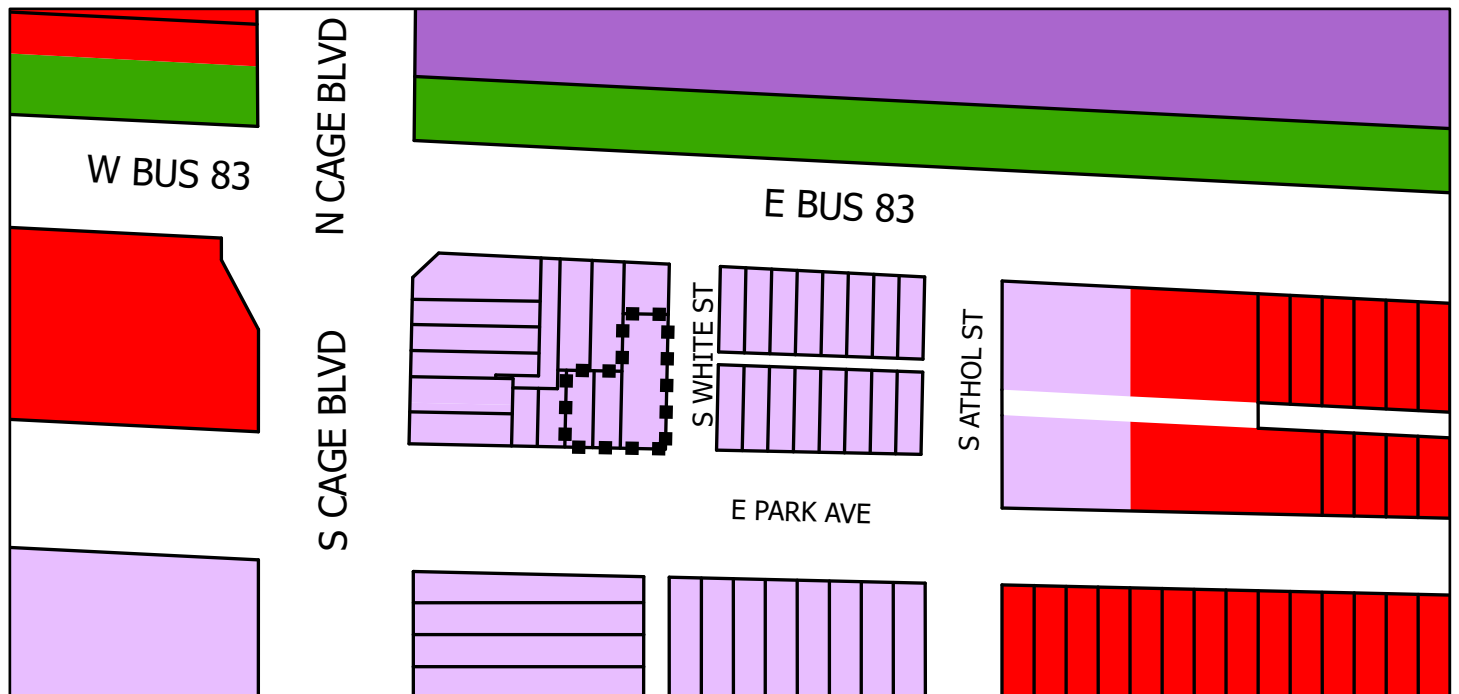
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
115 E PARK AVE
JUAN LARIOS/THE LONE STAR THEATER



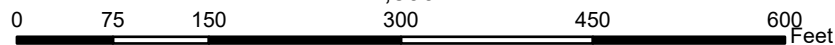
G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 115 E PARK AVE THE LONE STAR THEATER\00_Renewal Base.aprx



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | Pharr City Limit |

City of Pharr, Texas
Engineering Department
956.402.4221

Scale: 1:1,800



Date: 4/22/2025



Pharr
Development Services



Site Photo

115 East Park Avenue





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.G.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 11/20/2025



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.G.1.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the south, 5.00 acres of the west, 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. Dicker Rd. **SUB#231236. This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Yellow Storage Subdivision

Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of November 20, 2025, the Board voted unanimously to recommend approval of the request for final plat approval for the proposed Yellow Storage Subdivision. There were 5 members present and voting

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Melanie Cano
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/21/2025
Final Approval - 11/21/2025



MEMORANDUM

DATE: MONDAY, DECEMBER 01, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JUAN VASQUEZ, INTERIM DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: YELLOW STORAGE SUBDIVISION
FILE NO. **SUB#231236**

GENERAL INFORMATION:

APPLICANT: Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.667 acres out of the south 5.00 acres of the west 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of W. Dicker Rd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Agricultural and or Open/Space District (A-O) to the east and west, Single Family Residential District (R-1) to the north and south. The property is designated for single family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/storages.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Yellow Storage Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

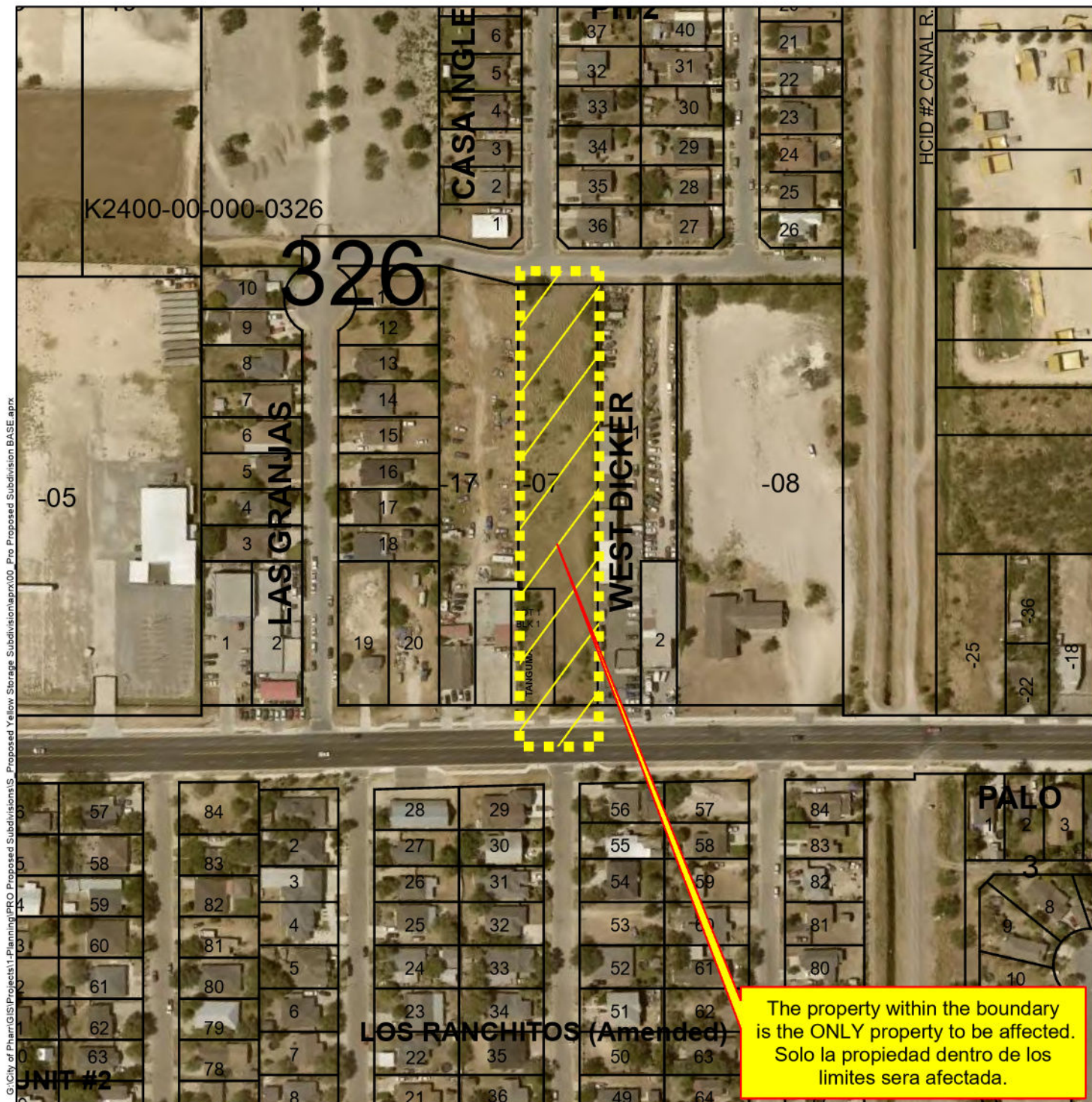
DRAINAGE: 1. In compliance.

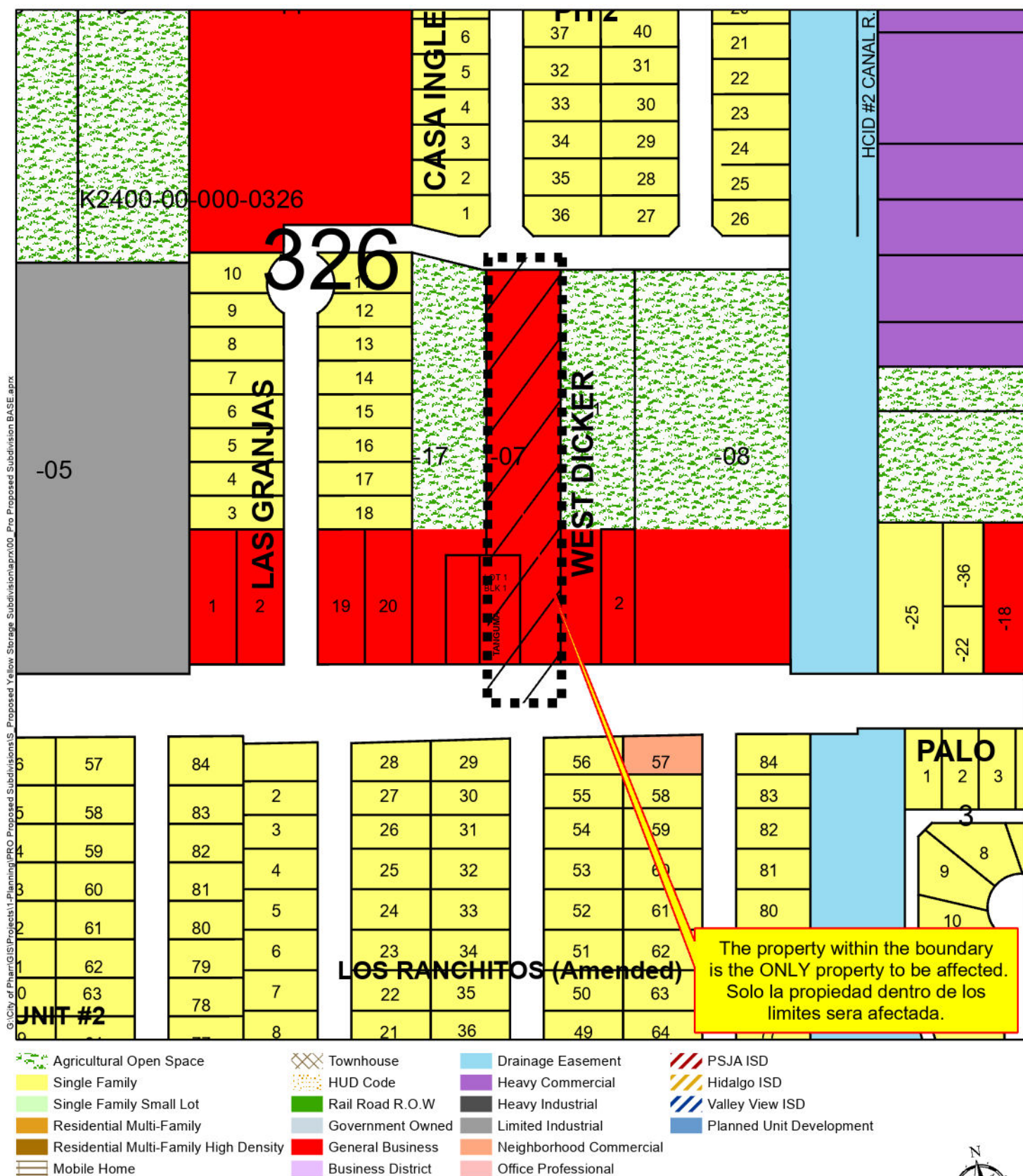
OTHER: 1. In compliance.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat approval of the proposed Yellow Storage Subdivision at their meeting on November 20, 2025.

DATE: MAY 2024







Pharr
Development Services



Site Photo

500 Block of W. Dicker Rd.





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Juan Gonzalez, Police Chief

DEPARTMENT: Police

DIRECTOR: Juan Gonzalez

Agenda Item: Consideration and action, if any, on Resolution amending wrecker rotation list. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: To increase the number of wreckers currently on the city rotation. The wrecker businesses submitted for consideration are Capital Towing, Reliable Towing, and Thunder Towing.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: Not approve resolution

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Juan Gonzalez
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025

RESOLUTION NO. R-2025- __

STATE OF TEXAS

§

COUNTY OF HIDALGO

§

CITY OF PHARR

§

§

§

WHEREAS, Ordinance O-2024-23 authorizes the Pharr Board of Commissioners to approve rotation listings to provide wrecker services, as may be necessary, the governing body acts herein in furtherance of said ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: LISTING OF ROTATION OF WRECKER BUSINESSES

- A. The following named persons or entities shall be designated as the official listings for referral, as necessary, for wrecker and related services in accordance with O-2024-23 and as may be amended from time to time thereafter in accordance with subsequent ordinances:

Light/Medium Duty Tow Trucks:

Commercial Heavy Duty Tow Trucks:

- (1) American Towing and Recovery
- (2) De La Rosa Wrecking
- (3) Vic's Wrecker Service
- (4) Cortez Wrecker Service
- (5) South Texas Towing and Recovery
- (6) Ben's 24-hour Towing
- (7) Capital Towing
- (8) Reliable Towing
- (9) Thunder Towing

- (1) American Towing and Recover
- (2) Capital Towing
- (3) Reliable Towing
- (4) Thunder Towing

- B. The lists may be subject to change in accordance with the terms and conditions of the ordinance in effect and as may be allowed by law.

SECTION 2: SAVINGS CLAUSE

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 3: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 4: EFFECTIVE DATE

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF PHARR, TEXAS on this the 1st day of December, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Imelda Perez, City Clerk

DEPARTMENT: Legal

DIRECTOR: Ricardo Rodriguez

Agenda Item: Consideration and action, if any, on Resolution declaring the city's intent to own and operate new cold storage and inspection facilities at the Pharr International Bridge. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Resolution declaring the city's intent to own and operate new cold storage and inspection facilities at the Pharr International Bridge.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 11/21/2025

Approved - 11/21/2025

Approved - 11/21/2025

Final Approval - 11/21/2025

RESOLUTION NO. R-2025-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, DECLARING THE CITY'S INTENT TO OWN AND OPERATE NEW COLD STORAGE AND INSPECTION FACILITIES AT THE PHARR INTERNATIONAL BRIDGE, ESTABLISHING THE MUNICIPAL PURPOSES FOR SUCH OPERATION, AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Pharr is committed to maintaining and improving infrastructure supporting lawful international trade, food safety, and federal inspection processes at the Pharr International Bridge; and

WHEREAS, the City has completed or is in the process of completing the construction of additional cold storage and inspection facilities ("Facilities") to serve the needs of U.S. Customs and Border Protection (CBP), agricultural inspection programs, and regional commercial stakeholders; and

WHEREAS, the City recognizes that efficient operation and management of the Facilities is essential to preserving the integrity of the cold chain, ensuring timely inspections, and upholding the public interest; and

WHEREAS, the City Commission finds that it is in the best interest of the public to maintain direct responsibility for the ownership, oversight, and operational management of said Facilities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS THAT:

Section 1. Public Operation Declared

The City of Pharr hereby declares that the newly constructed cold storage and inspection facilities located at the Pharr International Bridge shall be owned, operated, and managed directly by the City of Pharr for governmental and municipal purposes.

Section 2. Service Model

Operational services may be supported by private contractors; however, all such services shall be performed under the direction, authority, and branding of the City of Pharr. Contractors shall operate solely in a support capacity and shall not be granted any independent or exclusive operational rights.

Section 3. Control and Oversight

All decisions regarding pricing, scheduling, coordination with CBP, and facility access shall remain under the exclusive authority of the City. The City shall retain all regulatory and managerial control over the Facilities and shall implement policies to ensure compliance with all applicable laws and federal inspection requirements.

Section 4. Purpose and Intent.

This resolution affirms the City Commission's intent to operate the Facilities as part of its broader public infrastructure system, to promote trade facilitation, protect agricultural supply chains, and meet growing regional demand. No private lease or license arrangement is contemplated for these Facilities.

Section 5. Implementation.

The City Manager is authorized and directed to implement this policy, coordinate with relevant federal and state agencies, and take all necessary actions to ensure the effective and lawful operation of the Facilities.

Section 6. Effective Date.

This Resolution shall take effect immediately upon its passage and approval.

APPROVED AND PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 1st day of December, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The Planning and Zoning Commission is composed of 7 regular members and 4 alternates.

Romeo Cantu, Member term expires December 6, 2025

Andy Castro, Member term expires December 6, 2025

Rafael Munguia, Member term expires December 6, 2025

Charlie Ramirez, Member term expires December 6, 2025

All have expressed their interest in continuing to serve as members of the Planning and Zoning Commission.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends reappointing Romeo Cantu, Andy Castro, Rafael Munguia, and Charlie Ramirez as members of the Planning and Zoning Commission.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Melanie Cano
City Management Office

Created/Initiated - 11/21/2025
Approved - 11/21/2025
Final Approval - 11/21/2025

STATE OF TEXAS

§

RESOLUTION NO. R-2025-__

CITY OF PHARR

§

§

WHEREAS, there is hereby a City Planning and Zoning Commission which shall function by making plans and acting as a Zoning Commission composed of seven (7) members and four (4) alternates to be appointed by the Board of Commissioners; and

WHEREAS, the terms of Romeo Cantu, Andy Castro, Rafael Munguia, Charlie Ramirez expires on December 6, 2025; and

WHEREAS, appointment/re-appointment of (4) regular members need to be made at this time in accordance with City Ordinance No. O-2023-42 whereby a person, either citizen/resident or Pharr business owner, shall not serve as an officer or member on more than three (3) Pharr boards or committees concurrently.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

The following resident of the City of Pharr is hereby appointed as regular members of the Planning and Zoning Commission.

NAME:

LENGTH OF TERM

- | | |
|----------|---|
| 1. _____ | 2-Year Term (Expiring December 7, 2027) |
| 2. _____ | 2-Year Term (Expiring December 7, 2027) |
| 3. _____ | 2-Year Term (Expiring December 7, 2027) |
| 4. _____ | 2-Year Term (Expiring December 7, 2027) |

PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 1st day of December 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: November 19, 2025

MEETING DATE: December 1, 2025

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, authorizing the City Manager to purchase a 2025 Chassis and remounting of one (1) Type 3 ambulance from Monaco Global Sales in the amount of \$186,000.00. **This item supports SSC - Safe and Secure Community**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: We will be remounting the box of one of our current ambulances and placing it on a new chassis, and refurbishing the box.
(Project No. 2526-62-525-S20-01)

Fiscal Consideration: The remount will improve response, and lower the costs of maintenance on the current ambulance.

Staff Recommendation: Staff recommends going with Monaco Global Sales, as the low bidder and local vendor.

Alternatives: The 2 alternatives were not low bid.

Exclude Material from Public Packet? No

Reason: Item is not excluded.

ROUTING:

Daniel Ramirez
Maritza Magallan
Jamison Merrick
City Management Office

Created/Initiated - 11/19/2025
Approved - 11/20/2025
Approved - 11/21/2025
Final Approval - 11/21/2025



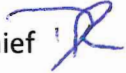
Pharr

Emergency Medical Services



Date: November 19, 2025

To: Martiza Magallan, Purchasing Director

From: Daniel Ramirez, EMS Chief 

Subject: RECOMMENDATION TO PROCEED WITH REMOUNT OF AMBULANCE

Maritza,

After reviewing the three quotes we received (see graph below) I am recommending that we proceed with Monaco Global Sales, from Brownsville, Texas in the about for \$186,000.00 for the ambulance remount. This is a budgeted item under capital equipment, account number 62-52500-8804-000

Vendor	Location	Quote
Just in Case Specialty Emergency Vehicles	Denton Texas	\$255,000.00
Medic Built	Kennedale, Texas	\$271,391.81
Monaco Global Sales	Brownsville, Texas	\$186,000.00

Please feel free to contact me if you have any questions or concerns

ESTIMATE

Just In Case Specialty Emergency
Vehicle Sales LLC
2170 Collins Rd Ste 600
Denton, TX 76208-1738

justincase.sevs@gmail.com
+1 (972) 602-5332
Just In Case Specialty Emergency
Vehicle Sale



Bill to
CITY OF PHARR EMS
3000 N Cage
Pharr, Texas 78577
Atten: Cris Cisneros

Ship to
CITY OF PHARR EMS
3000 N Cage
Pharr, Texas 78577

Estimate details
Estimate no.: 1023
Estimate date: 10/28/2025
Expiration date: 11/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		REMOUNT	New Type 1 Ford 350 2025 Diesel 4x4 Chassis	1	\$255,000.00	\$255,000.00
2.			Includes: Pick up and delivery 2 tone paint of blue and yellow with white reflective vinyl for the stripe, blue and yellow reflective vinyl on the back. All new Whelen M-9 emergency lights. (Front lights 2nd light on each side will be blue.) New Engel cooler. Electric seats that move up, down, forward and back. Check to see if oxygen lift can be fixed. See attachment for breakdown.			
Total						\$255,000.00
					Expiry date	11/28/2025

Accepted date

Accepted by



City of Pharr EMS

Remount

YEAR 2025 **MAKE/MODEL** Ford F-450 4x4 **COLOR** Painted
TO BE DELIVERED ON/ABOUT

VIN Not Available

VEHICLE DESCRIPTION		
Remount 153 onto F-450	\$	262,500.00
Graphics(Estimate)	\$	6,500.00
Kennedale to Pharr	\$	900.00
Total	\$	269,900.00
Total	\$	269,900.00
Tax	\$	-
Vehicle Inventory Tax	\$	490.81
TITLE APPLICATION FEE:		
REGISTRATION:		
STATE INSPECTION:		
HGAC	\$	1,000.00
TOTAL	\$	271,390.81
BALANCE DUE	\$	271,390.81

11/17/2025

City of Pharr EMS

ADDRESS: 100 W Furgeson

CITY/STATE/ZIP: Pharr, TX 78577

CONTACT: Danny Ramirez

PHONE: 956-249-7183

FAX:

Email : danny.ramirez@pharr-tx.gov

TRADE IN : See Attached

MAKE

YEAR:

MODEL:

BODY STYLE:

MILEAGE:

VIN#

The front of this order comprises the entire agreement affecting this purchase and no other agreement or understanding of any other nature has been made or entered into, or will be recognized. I have read the matter printed and agree to it as part of this

order the same as if it were printed above my signature

I certify that I am 18 years or older and hereby
acknowledge receipt of a copy of this order.

Southwest Ambulance Sales hereby expressly disclaims all warranties either express or implied, including any implied warranty or merchantability or fitness for a particular purpose and Southwest Ambulance Sales neither assumes nor authorizes any other person to assume to it any liability in connection with the sale of the vehicle.

PURCHASER

SALESMAN



MONACO GLOBAL SALES
MONACOGLOBAL@YAHOO.COM

INVOICE

OCT 21, 2025

BILL TO: City Of Pharr
100 W Ferguson Ave, Pharr, TX 78577
(956) 249-7183
Danny.ramirez@pharr-tx.gov

NUMBER: INV0017
DATE: Oct 21, 2025
DUE DATE: On receipt

Description	Quantity	Unit price	Amount
2025 CHEVY 3500 TYPE 1	1	\$186,000.00	\$186,000.00
186,000.00 Monaco Global Sales is excited to share an exceptional opportunity for your department with a New 2025 Chevy 3500 Ambulance Remount 168 w/b. 13 miles on chassis. This ambulance, previously a wheel coach 1 unit, has been meticulously remounted and upfitted to ensure it meets EMS regulations, making it a reliable addition to your fleet. This vehicle is designed to be housed at your department and offers ample time for any modifications necessary to suit your team's specific needs. It comes equipped with a new floor plate ready for your choice of track system, New Diamond plate package, upgraded Whelen series lighting for enhanced visibility, and high-intensity scene lighting— inside box x 8.5 interior lights all built on a robust 2025 Chevy 3500Chassis. Removal of existing module from current chassis Refurbishment and modification of module as required Installation on new 2025 Ford Chevy 3505 gas chassis 6.6 engine gasoline Electrical and HVAC integration New emergency lighting system as per NFPA 1917 standards Full paint yellow an Road test, inspection, and quality assurance Lead Time: Estimated 90–120 days from chassis delivery Warranty: 1-year limited warranty on remount work Terms: 10% deposit upon approval, balance due upon delivery -Additions New power seat New electric cooling box A/C Kit New 4 Whelen lower led bars New paint blue ans yellow as req			

Description	Quantity	Unit price	Amount
SUBTOTAL:			\$186,000.00
TOTAL:			\$186,000.00
PAID:			\$0.00
BALANCE DUE			\$186,000.00



Photo 1



Photo 2



Photo 3



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, authorizing the City Manager to approve the purchase of two (2) 2025 Type 3 ambulances from Southwest Ambulance sales for the amount of \$631,565.34 (HGAC contract # AM 10-23) **This item supports SSC - Safe and Secure Community.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The purchase of these 2 new ambulances will replace our aging fleet.
(Project No. 2526-62-525-P03-01)

Fiscal Consideration: The purchase of these new ambulances will help reduce vehicle maintenance costs.

Staff Recommendation: Staff recommends approval of the purchase of these 2 ambulances.

Alternatives: The alternative is not to use HGAC contract and request quotes.

Exclude Material from Public Packet? No

Reason: This item is not excluded.

ROUTING:

Daniel Ramirez
Daniel Ramirez
Maritza Magallan
Jamison Merrick
City Management Office

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Approved - 11/21/2025
Final Approval - 11/21/2025



SALES AGREEMENT

PLEASE ENTER MY ORDER FOR THE FOLLOWING:

City of Pharr EMS

New

YEAR 2025 MAKE/MODEL Ford F-450 4x4 COLOR Painted

TO BE DELIVERED ON/ABOUT

VIN Not Available

VEHICLE DESCRIPTION	
2025 Medix MSV II 170 F-450	\$ 307,308.00
Graphics(Estimate)	\$ 6,500.00
Kennedale to Pharr	\$ 900.00
	\$ 314,708.00
2025 Medix MSV II 170 F-450	\$ 307,308.00
Graphics(Estimate)	\$ 6,500.00
Kennedale to Pharr	\$ 900.00
	\$ 314,708.00
Total X2	\$ 629,416.00
Tax	\$ -
Vehicle Inventory Tax X2	\$ 1,149.34
TITLE APPLICATION FEE:	
REGISTRATION:	
STATE INSPECTION:	
HGAC	\$ 1,000.00
TOTAL X2	\$ 631,565.34
BALANCE DUE x2	\$ 631,565.34

11/19/2025

City of Pharr EMS

ADDRESS: 100 W Furgeson

CITY/STATE/ZIP: Pharr, TX 78577

CONTACT: Ben Martinez

PHONE: 956-249-7183

FAX:

Email : ben.martinez@pharr-tx.gov

TRADE IN : See Attached

MAKE

YEAR:

MODEL:

BODY STYLE:

MILEAGE:

VIN#

The front of this order comprises the entire agreement affecting this purchase and no other agreement or understanding of any other nature has been made or entered into, or will be recognized. I have read the matter printed and agree to it as part of this

order the same as if it were printed above my signature

I certify that I am 18 years or older and hereby

acknowledge receipt of a copy of this order.

Southwest Ambulance Sales hereby expressly disclaims

all warranties either express or implied, including any

implied warranty or merchantability or fitness for a

particular purpose and Southwest Ambulance Sales

neither assumes nor authorizes any other person to

assume to it any liability in connection with the sale

of the vehicle.

PURCHASER _____

SALESMAN _____

Ambulances, EMS, and Other Special Service Vehicles

Contract Information

Contract Number

AM10-23

Effective Dates

10/01/2023 - 09/30/2027

Contract Details

Ambulances; Light & Medium EMS/Rescue Vehicles, Mobile & Urban Command Vehicles; Mobile Command Centers. Many variations, options and accessories are available thru the HGACBuy contracts.

[View Contacts](#)

[View Documents](#)

[Return to Products & Services](#)



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.A.

DATE SUBMITTED: November 21, 2025

MEETING DATE: December 1, 2025

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Management

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Texas Division of Emergency Management for Texas Emergency Management Assistance Teams. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: TDEM is providing a single source agreement with jurisdictions participating for all special response teams.

Fiscal Consideration: This MOU will allow the reimbursement of staff and equipment that are deployed during official requests from TDEM.

Staff Recommendation: Staff recommends entering into this new MOU in order to better streamline activation and reimbursement of TDEM activations.

Alternatives: There are no alternatives as this is the only MOU that TDEM will be using.

Exclude Material from Public Packet? No

Reason: This item is not excluded from the packet.

ROUTING:

Daniel Ramirez
Pilar Rodriguez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/21/2025
Approved - 11/21/2025
Approved - 11/21/2025
Approved - 11/21/2025
Final Approval - 11/21/2025

**Memorandum of Understanding
Between
Texas Division of Emergency Management
and Texas Emergency Management Assistance Teams Participating
Jurisdiction/Employer**

This memorandum of understanding (“TEMAT MOU”) becomes effective as of the date of final signature, by and between the Texas Division of Emergency Management (“TDEM”), a member of The Texas A&M University System (“A&M System”) and an agency of the State of Texas, and the Texas Emergency Management Assistance Teams (“TEMAT”) participating jurisdiction/employer _____ (“Jurisdiction”).

I. PURPOSE

In accordance with Texas Government Code Chapter 418, Subchapter E-1 Texas Statewide Mutual Aid System, and the State of Texas Emergency Management Plan, this TEMAT MOU delineates responsibilities and procedures for TEMAT activities. TDEM’s authority is provided through the State of Texas to activate state resources for the purposes of TEMAT Programs.

TEMAT Programs include and are administered by the state agencies listed below:

TEMAT Program	State Agency Program Administrator	Program Summary
Incident Support Task Force (ISTF)	Texas Division of Emergency Management (TDEM)	Provides support through multiple areas of expertise throughout response and recovery initiatives
Public Works Response Team (PWRT)	Texas A&M Engineering Extension Service (TEEX)	Provides support for critical infrastructure systems
Texas A&M Task Force 1 (TX-TF1)	Texas A&M Engineering Extension Service (TEEX)	Provides search and rescue support through Texas A&M Task Force 1, Texas Task Force 2, and Texas A&M Task Force 3
State of Texas Incident Management Team (IMT)	Texas Division of Emergency Management (TDEM)	Provides position specific personnel to assist in emergency operations
Texas Intrastate Fire Mutual Aid System (TIFMAS)	Texas A&M Forest Service (TFS)	Provides wildland and fire department support

II. SCOPE

The provisions of this memorandum of understanding apply to TEMAT activities performed at the request of TDEM at the option of the participating Jurisdiction. These activities may be in conjunction with, or in preparation of, a local, state or federal declaration of disaster. The scope of this TEMAT MOU also includes training activities sponsored by the state, TDEM, the Jurisdiction, and the Program Administrators to maintain TEMAT operational readiness.

III. PERIOD OF PERFORMANCE

This TEMAT MOU commences on the date of the last signature and continues for a period of five (5) years unless terminated earlier in accordance with the terms of this TEMAT MOU.

IV. DEFINITIONS

- A. Affiliated Member: A TEMAT Member that is associated with a Jurisdiction or participating agency for purposes of this agreement.
- B. Backfill: The assignment of personnel by a participating Jurisdiction to meet their minimum level of staffing to replace a deployed TEMAT Member.
- C. Incident Support Task Force: The division of TDEM is responsible for maintaining all TEMAT program information to include but not limited to this TEMAT MOU and the ISTF Program Guide.
- D. Jurisdiction: A TEMAT Member's employer, which, by the execution of this TEMAT MOU, has provided official approval of their employee's membership involvement with TEMAT.
- E. Member: An employee of a Jurisdiction who has been formally accepted into a TEMAT Program and is in compliance with all program requirements (for both TEMAT overall and specific requirements for the program(s) for which they are a Member). For clarification, the lower-case use of "member" within this agreement, refers to a A&M System member.
- F. PIV-I: Personal Identification Verification Interoperability card should be issued to all first responders.
- G. Program: One of the TEMAT Programs listed in the above table and administered by a Texas state agency to provide assistance during an emergency event or disaster.
- H. Program Administrator: Designated State agency representative participating in the program or administering the program on behalf of the state.

- I. Red Card: A National Wildfire Coordinating Group (NWCG) "Red Card" is a credential issued to wildland firefighters that verifies their qualifications and training for specific wildland fire positions.
- J. State Mutual Aid Reimbursement Guide: A living document explaining how TDEM will reimburse local responding entities, state agencies, and other entities for accepting and responding to state-assigned mutual aid missions.
- K. TEMAT: Any response team administered by a state Jurisdiction of Texas to provide response assistance to local Jurisdictions or the state of Texas.
- L. TEMAT Training and Exercises – Jurisdiction Sponsored: Training and/or exercises performed at the direction, control, expense, and funding of a participating Jurisdiction in order to develop and maintain capabilities of the Member and TEMAT.
- M. TEMAT Training and Exercises – State or Administrator Sponsored: Training and/or exercises performed at the direction, control, expense, and funding of the state or Program Administrator.
- N. Unaffiliated Member: An approved Member of the Incident Support Task Force that is not currently employed by a government entity.

V. RESPONSIBILITIES

- A. TDEM shall be responsible for the following:
 - 1. Provide and maintain administrative and personnel management guidelines and procedures related to TEMAT and this TEMAT MOU.
 - 2. Maintain, in coordination with Program Administrators, programmatic guidance to provide standard operating procedures that are current and readily available to Program Administrators, Jurisdictions, and Members.
 - 3. Provide training to Members. Training shall be consistent with the objectives of the TEMAT Program overall to include but not limited to State Operations Center functions, financial reimbursement, and other training.
 - 4. Work with Program Administrators to ensure all administrative, fiscal, and personnel management guidelines are consistent across all TEMAT Programs.
 - 5. Provide coordination between Program Administrators, other relevant governmental and private entities, Jurisdiction, and Member.
 - 6. Maintain overall TEMAT contact list for all Jurisdictions and Members.

B. The TDEM shall ensure that the Program Administrator(s) will do the following:

1. Recruit and manage Members for their specific program according to guidelines outlined in the program-specific guidance manual.
2. Produce related portion of the program-specific guidance manual to provide standard operating procedures that are current and readily available to Members.
3. Provide and maintain qualifications, training, and operational guidelines and procedures related to the TEMAT Program they administer.
4. Provide upon approval of membership and then collect upon separation from the program equipment, uniforms, and identification issued on behalf of TEMAT.
5. Provide training for Members. Training must be consistent with the objectives of developing, increasing, and maintaining individual skills necessary to maintain operational readiness related to emergency management response.
6. Develop, implement, and exercise an internal notification and call-out system for Members.
7. Provide coordination between the state, other governmental and private entities, participating agency/employer, and Member, notify Jurisdictions or program Members of the need for activation.
8. Maintain and submit, annually, a primary contact list for their respective program, for all Jurisdictions and Members, to the state.
9. Maintain personnel files on all Members of administered programs for the purpose of documenting training records, qualifications, emergency notification, and other documentation as required by the state and Program Administrators.
10. Ensure the issuance of PIV-I to each Member through coordination with TDEM. If removed from team, then the PIV-I should be retrieved and revoked immediately. Program Administrator(s) should retrieve the PIV-I and notify TDEM for immediate revocation.
11. Program Administrator, TEEX, will reimburse Jurisdiction for Urban Search and Rescue (US&R), Public Works Response and sponsored training activities related to this TEMAT MOU under the authority of the State of Texas Emergency Management Plan, the Robert T. Stafford Disaster Relief and Emergency Act, Public law 93-288, as amended 42 U.S.C. 5121, et seq., and Title 44 CFR Part 208 – National Urban Search and Rescue Response System.

12. All reimbursement requests pursuant to this section shall follow program specific guidelines included in the TEEX Deployment Reimbursement Manual and the State Mutual Aid Reimbursement Guide.

C. The Jurisdiction shall:

1. Determine which TEMAT Programs the Jurisdiction will support by providing Members and being able to respond as requested by TDEM and Program Administrators.
2. Upon signature, the Jurisdiction will submit a roster within fourteen (14) calendar days of final signature to TDEM and Program Administrators. Maintain a roster of all its personnel participating in TEMAT activities and submit an update annually. The roster shall include all current Red Card qualifications for each Member when applicable.
3. Provide a primary point of contact to TDEM and Program Administrators for the purpose of notification of TEMAT activities and for administrative activities.
4. Provide administrative support to employee Members of TEMAT, e.g., time off when fiscally reasonable to do so for TEMAT activities such as training, meetings, and actual deployments.
5. Ensure all reimbursement claims meet the requirements of the State Mutual Aid Reimbursement Guide.
6. Upon notification by TDEM, the Jurisdiction will determine which Members within Jurisdiction are qualified and available for deployment. Jurisdiction determines which qualified Members deploy.

D. The Jurisdiction shall ensure the Member(s):

1. Perform duties, as required by their membership in a TEMAT program, when requested and deployed by TEMAT.
2. Maintain knowledge, skills, and abilities necessary to operate safely and effectively in the assigned position and conduct themselves in accordance with the program-specific guidance manual.
3. Advise the Program Administrator of any change in the notification process, i.e., address, change of employment, or phone number changes.
4. Update their membership profile through their Program Administrator or their online portal with any updated qualifications, rate of pay change, or position change as they occur and verify accuracy annually.

5. Maintain, for deployment, all equipment issued by the TEMAT program and advise Program Administrator of any lost, stolen, or damaged items assigned to Member.
6. Keep the Jurisdiction advised of TEMAT activities that may require time off from work.
7. Be prepared to operate in a disaster environment, which may include living and working in austere conditions.
8. During any period in which TEMAT is activated by TDEM or during any TEMAT sponsored or sanctioned training, Member shall be acting as a representative of the State of Texas.
9. Ensure that staff approved for membership by Jurisdiction meet the program requirements and experience level with his/her position on each TEMAT program in accordance with the program-specific guidance manual.

VI. QUALIFICATIONS, TRAINING, AND EXERCISES

A. TEMAT Training and Exercises – Jurisdiction Sponsored:

Periodically, Members will be requested and/or invited to attend local TEMAT-sponsored training or exercises. Local Jurisdiction-sponsored training or exercises shall be performed at the direction, control, expense, and funding of the local Jurisdiction in order to develop the technical skills of Members.

TEMAT Training and Exercises – State or Program Administrator Sponsored:

Periodically, Members will be invited to attend state TEMAT training and/or exercises, and when these training and/or exercises are required, Jurisdiction shall ensure Member attends such. These trainings and exercises shall be performed at the direction, control, expense, and funding of the state which may include being administered through a Program Administrator in order to develop and maintain the incident support capabilities of the TEMAT. For state or Program Administrator sponsored training or exercises, the Jurisdiction shall coordinate with TDEM and/or Program Administrators, prior to the event, to receive written authorization prior to such an event.

B. Minimum Qualification and Training Requirements

Jurisdiction should allow Members appropriate time to maintain the qualifications required for each position Member fills in the TEMAT Program.

Jurisdiction should ensure Members can attend available TEMAT training and exercise opportunities provided for the assigned TEMAT position to ensure the maintenance of position qualifications. Jurisdiction understands that failure for

Jurisdiction to ensure Members attend or maintain qualifications may result in dismissal from the TEMAT Program when qualifications are no longer valid.

VII. ADMINISTRATIVE, FINANCIAL, AND PERSONNEL MANAGEMENT

A. Reimbursement of Administrators/Jurisdiction

1. All guidelines and procedures for requesting reimbursement shall be pursuant to the State Mutual Aid Reimbursement Guide.
2. All financial commitments herein are made subject to the availability of funds from the State of Texas.

VIII. Liability and Workers' Compensation for State Activation/And Training

- A. During any period in which a program under TEMAT is activated by the State of Texas, or during any TEMAT sanctioned training, Members who are not employees of A&M System or another agency of the State of Texas will be considered to be in the course and scope of the Member's (employee's) regular employment with the Jurisdiction (employer) and the Member shall be entitled to full benefits, including workers' compensation and liability coverage, as an employee of their employer.
- B. For a Member who becomes injured during any period in which a program under TEMAT is activated by the State of Texas, or during any TEMAT sanctioned training, the Jurisdiction shall immediately notify the Program Administrator and TDEM of the injury in writing, and TDEM shall reimburse the Jurisdiction the costs and expenses paid by the Jurisdiction to Member, including but not limited to, all related medical expenses, compensation, wages, pension contributions, and any benefits provided by the Jurisdiction. Pursuant to Texas Government Code Section 418.118(b), the Jurisdiction may seek reimbursement for all eligible costs and expenses as provided in this section by providing TDEM or the Program Administrator, whichever is applicable, adequate supporting documentation for the costs/expenses claimed, to include proof of pay provided by the Jurisdiction to the Member. Said reimbursement shall continue, in accordance with Texas Labor Code Section 408, until such time that the injured Member is medically cleared for return to work or in the event of permanent disability or death, until all obligations for payment to the Member or Member's beneficiaries are satisfied.

IX. CONDITIONS, AMENDMENTS, AND TERMINATION

- A. This TEMAT MOU may be modified or amended only by the written agreement of all the parties.
- B. This TEMAT MOU may be terminated by any signing party, upon thirty (30) days written notice to the other party.

- C. The state complies with the provisions of the Department of Labor Executive Order 11246 of September 24, 1965, as amended and with the rules, regulations, and relevant orders of the Secretary of Labor. To that end, the state shall not discriminate against any Member on the grounds of race, color, religion, sex, or national origin. In addition, the use of state or federal facilities, services, and supplies will be in compliance with regulations prohibiting duplication of benefits and guaranteeing nondiscrimination. Distribution of supplies, processing of applications, provisions of technical assistance, and other relief assistance activities shall be accomplished in an equitable and impartial manner, without discrimination on the grounds of race, color, religion, nationality, sex, age, or economic status.
- D. This TEMAT MOU is governed by the laws of the State of Texas (but not its conflict of laws statutes and principles). Pursuant to Section 85.18 (b), Texas Education Code, venue for a state court suit filed against any member of A&M System, or any officer or employee of A&M System is in the county in which the primary office of the chief executive officer of the system or member, as applicable, is located.
- E. The parties expressly acknowledge that the Program Administrators are agencies of the State of Texas and nothing in this TEMAT MOU will be construed as a waiver or relinquishment by any state agency administrator of its right to claim such exemptions, privileges, and immunities as may be provided by law.
- F. By executing this TEMAT MOU, all parties and each person signing on behalf of each party certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, that to the best of their knowledge and belief, no member of A&M System or A&M System Board of Regents, nor any employee, or person, whose salary is payable in whole or in part by A&M System, has direct or indirect financial interest in the award of this TEMAT MOU, or in the services to which this TEMAT MOU relates, or in any of the profits, real or potential, thereof.
- G. Each party is responsible to ensure that employees participating in work for any member of A&M System have not been designated by a member of A&M System as Not Eligible for Rehire (NEFR) as defined in System policy 32.02, Section 4. Non-conformance to this requirement may be grounds for termination of this agreement. In event a system member becomes aware that a contracting party has any employees that are designated as NEFR under this TEMAT MOU, the nonconforming employee is immediately required to be removed from all performance duties upon demand by a system member.

X. JURISDICTION DECLARATION OF PARTICIPATION IN TEMAT

Jurisdiction agrees to abide by the terms and conditions of this TEMAT MOU and the program-specific guidance manual. Jurisdiction agrees to allow employees to serve as TEMAT Members for the approved TEMAT Programs checked below:

TEMAT Program	Check for Participation	Jurisdiction Point of Contact Initials
Incident Support Task Force (ISTF)	☐	
Public Works Response Team (PWRT)	☐	
Texas A&M Task Force 1	☐	
State of Texas Incident Management Team (IMT)	☐	
Texas Intrastate Fire Mutual Aid System (TIFMAS)	☐	

XI. POINTS OF CONTACT

	TDEM	TEMAT Coordinator
Name:	Chief Nim Kidd	Kharley Smith
Title:	Chair – Texas Emergency Management Council	ISTF Division Chief
Address Line 1:	313 E Anderson Ln	313 E Anderson Ln
Address Line 2:	Building 3	Building 3
City, State, Zip:	Austin, TX 78752	Austin, TX 78752
Phone Number:	512-424-2436	512-424-2436
Email:	Nim.kidd@tdem.texas.gov	kharley.smith@tdem.texas.gov

Jurisdiction

Name: _____

Title: _____

Address Line 1: _____

Address Line 2: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

XII. GENERAL PROVISIONS

- A. This TEMAT MOU, with the rights and privileges it creates, is assignable only with the written consent of the parties.
- B. Pursuant to Texas Government Code Section 321.013, acceptance of funds under this TEMAT MOU constitutes acceptance of the authority of the State of Texas, the Texas State Auditor's Office, or any successor agency (collectively, "Auditor"), to conduct an audit or investigation in connection with those funds under Texas Education Code Section 51.9335(c). Jurisdiction shall cooperate with the Auditor in the conduct of the audit or investigation, including without limitation, providing all records requested.

- C. Pursuant to Texas Government Code Sections 2107.008 and 2252.903, any payments owing to Jurisdiction under this TEMAT MOU may be applied directly toward certain debts or delinquencies that Jurisdiction owes the State of Texas or any agency of the State of Texas regardless of when they arise until such debts or delinquencies are paid in full.
- D. To the extent applicable, Jurisdiction shall use the dispute resolution process provided in Chapter 2260, Texas Government Code, and the related rules adopted by the Texas Attorney General to attempt to resolve any claim for breach of contract made by Jurisdiction that cannot be resolved in the ordinary course of business. Jurisdiction shall submit written notice of a claim of breach of contract under this Chapter to TDEM's designated official, who will examine the claim and any counterclaim and negotiate in an effort to resolve the claim.

XIII. ENTIRE AGREEMENT

This TEMAT MOU terminates and supersedes any prior TEMAT MOU amongst TDEM, TEMAT Program Administrators, a TEMAT Employee Member, and Participating Jurisdiction. This TEMAT MOU, in addition to the related program-specific guidance manuals and State Mutual Aid Reimbursement Guidelines, reflects the entire agreement between the parties.

TDEM and Jurisdiction hereby acknowledge that they have read and understand this entire TEMAT MOU. All oral or written agreements between the parties hereto relating to the subject matter of this TEMAT MOU that was made prior to the execution of this TEMAT MOU have been reduced to writing and are contained herein. TDEM and Jurisdiction agree to abide by all terms and conditions specified herein and certify that the information provided to the state is true and correct in all respects to the best of their knowledge and belief.

This TEMAT MOU is entered into by and between the following parties:

TEXAS DIVISION OF EMERGENCY MANAGEMENT

Signature: _____
Name: W. Nim Kidd
Title: Chief, Texas Division of Emergency Management
Date: _____

JURISDICTION

Signature: _____
Name: _____
Title: _____
Date: _____



TDEM
THE TEXAS A&M UNIVERSITY SYSTEM

Kharley Smith
TDEM – Division Chief
TEMAT - Incident Support Task Force
512.574.9657 kharley.smith@tdem.texas.gov

Subject: Implementation of the Statewide Emergency Management Assistance Teams (TEMAT) Program Agreement

Dear County Judges and Mayors,

I am writing to inform you of an essential development in Texas's statewide emergency response capability. The **State of Texas Emergency Management Assistance Teams (TEMAT)** program has formally launched a streamlined and modernized framework for interjurisdictional support during disasters and critical incidents through a jurisdictional wide Memorandum of Understanding (MOU).

This MOU provides for a single-source agreement between the State of Texas and participating jurisdictions for all special response teams under the TEMAT program. The agreement enables local agencies to nominate and authorize personnel to be rostered and deployed as part of coordinated emergency response teams. These individuals may be called upon to assist in statewide or regional operations during times of crisis.

Key Benefits of the New Agreement:

- **Single Contract, Statewide Coverage:** One standardized agreement replaces the need for separate contracts with each team, agency, or discipline. This new model applies to Texas-based response teams, simplifying participation for local governments.
- **Maintains Local Control:** Jurisdictions retain full authority to nominate personnel and approve deployments, while benefitting from centralized coordination and streamlined support.
- **Complete Administrative Protection:** The agreement includes comprehensive provisions for workers' compensation, liability coverage, asset usage, and expense reimbursement in accordance with applicable local, state and federal reimbursement policies.
- **Flexible Deployment Options:** The program supports deployment of individual personnel, specialty resources, or complete units, based on mission needs and operational readiness.

Transition from Current Agreements:

This new agreement supersedes existing individual contracts currently in place. However, to ensure continuity and flexibility, all existing agreements will remain in effect until each local jurisdiction has had the opportunity to review and opt into the new TEMAT framework. There will be no disruption to ongoing mutual aid capabilities during the transition.

Participation in the TEMAT program ensures that your community remains both a contributor to and a beneficiary of a more efficient and well-coordinated statewide emergency management system. It also creates new opportunities for your personnel to receive training, deploy during real-world operations, and return with valuable experience and insights.

Enclosed is the TEMAT program overview and the process to access the new agreement for your review. Our office is available to assist with any administrative or operational questions as you consider enrollment.

Thank you for your continued leadership in protecting your communities and strengthening Texas's emergency response network.

Respectfully,

Kharley Smith



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.B.

DATE SUBMITTED: November 19, 2025

MEETING DATE: December 1, 2025

FROM: Edwin Manrique, Project Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Rio Grande Valley Metropolitan Planning Organization for the distribution and maintenance of bicycle and pedestrian counter equipment. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: RGVMPPO will be providing two (2) batteries and one (1) data logger to restore functionality to previously installed counters within the local government's jurisdiction.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends entering into this new MOU in order to provide accurate bicycle and pedestrian data collection to improve regional planning, mobility, and safety.

Alternatives: There are no alternatives as this is the only MOU that RGVMPPO will be using.

Exclude Material from Public Packet? No

Reason: This item is not excluded from the packet.

ROUTING:

Edwin Manrique
Pilar Rodriguez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/19/2025
Approved - 11/21/2025
Approved - 11/21/2025
Approved - 11/21/2025
Final Approval - 11/21/2025



MEMORANDUM OF UNDERSTANDING

BETWEEN THE RIO GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION AND

CITY OF PHARR

REGARDING THE DISTRIBUTION AND MAINTENANCE OF BICYCLE AND PEDESTRIAN

COUNTER EQUIPMENT

WHEREAS, the Rio Grande Valley Metropolitan Planning Organization (“RGVMPO”) is responsible for carrying out a continuing, cooperative, and comprehensive multimodal transportation planning and implementation process in the Rio Grande Valley (“RGV”); and

WHEREAS, the Valley Baptist Legacy Foundation awarded funding to the Lower Rio Grande Valley Development Council (LRGVDC) in 2020 to purchase eighteen (18) permanent bicycle and pedestrian counters for deployment throughout the RGV; and

WHEREAS, the RGVMPO provided technical assistance for the deployment and use of these counters in support of regional active transportation planning; and

WHEREAS, under Subtask 5.3: Traffic Counts / Bicycle and Pedestrian Counts of the FY 2024–2025 Unified Planning Work Program (UPWP), the RGVMPO established the goal of collaborating with local entities to collect and manage traffic, bicycle, and pedestrian data; and

WHEREAS, to this end, in 2024, the RGVMPO procured additional batteries and data loggers through federal planning funds to extend the functional life of the equipment; and

WHEREAS, the City of Pharr (“LOCAL GOVERNMENT”) desires to enter into this MOU with the RGVMPO to provide for the one-time distribution of such equipment to the LOCAL GOVERNMENT and to clearly define each Party’s role and responsibilities; and

WHEREAS, the Parties recognize the importance of accurate bicycle and pedestrian data collection to improve regional planning, mobility, and safety.

NOW, THEREFORE, BE IT RESOLVED, as follows:

I. PURPOSE AND BACKGROUND

This Memorandum of Understanding ("MOU") is entered into by and between the RGVMPPO and the LOCAL GOVERNMENT to establish the terms for the one-time distribution of bicycle and pedestrian counter equipment (including, but not limited to, batteries and/or data loggers), and to outline the Parties' respective responsibilities regarding the ongoing operation, maintenance, and data management of the equipment.

II. AGREEMENT

II.1 Equipment Distribution

The Parties agree that RGVMPPO will distribute the following equipment to the LOCAL GOVERNMENT on a one-time basis:

- Two (2) Batteries
- One (1) Data Logger

This equipment is intended to restore functionality to previously installed counters within the LOCAL GOVERNMENT's jurisdiction.

II.2 Ownership and Responsibility

Upon receipt, the equipment becomes the sole property of the LOCAL GOVERNMENT. The LOCAL GOVERNMENT assumes full responsibility for:

- Installation and configuration of the equipment;
- Ongoing maintenance and repair (should the LOCAL GOVERNMENT choose to undertake any such maintenance and repair);
- Replacement of parts or devices as necessary (should the LOCAL GOVERNMENT choose to undertake any such replacement of parts or devices); and
- Data access and ensuring proper functionality for data accuracy.

II.3 Data Access and Coordination

RGVMPO may, at its discretion, provide access to the Eco-Visio data platform to assist the LOCAL GOVERNMENT in managing and interpreting collected data.

The LOCAL GOVERNMENT agrees to share collected bicycle and pedestrian count data with RGVMPPO upon request, for the purpose of supporting regional active transportation planning efforts.

II.4 Limitations

This distribution is a one-time provision. The Parties agree that RGVMPPO is under no obligation to provide future equipment, replacement parts, or technical support. No financial commitment beyond this one-time distribution is implied or guaranteed by this agreement.

II.5 Mutual Hold Harmless Clause

THE PARTIES AGREE TO HOLD EACH OTHER HARMLESS FROM ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, OR EXPENSES THAT MAY ARISE FROM THE DISTRIBUTION, INSTALLATION, OPERATION, OR USE OF THE EQUIPMENT PROVIDED UNDER THIS MOU.

III. TIME PERIOD

The terms of this MOU shall become effective on the date of the last signature affixed below. The LOCAL GOVERNMENT shall be responsible for the reasonable care, operation, and data use of the equipment provided under this MOU during its functional life. The LOCAL GOVERNMENT shall have no obligation to replace the equipment if it fails, reaches the end of its useful life, or otherwise becomes inoperable. To the extent that Sections III and II.2 conflict with each other, Section III controls.

IV. MISCELLANEOUS PROVISIONS

IV.1 Conflict with Applicable Law.

Nothing in this MOU shall be construed so as to require the commission of any act contrary to law. Whenever there is a conflict between any provision of this MOU and any present or future law, ordinance, regulation, order, or decree to which the Parties cannot legally contract, the latter shall prevail. In such an event, the affected provision shall be modified only to the extent necessary to comply with legal requirements.

IV.2 No Waiver.

No waiver by either Party of any breach of any provision of this MOU shall be deemed a waiver of any preceding or succeeding breach of the same or any other provision.

IV.3 Entire Agreement.

This MOU contains the entire agreement between the Parties regarding the subject matter hereof. This MOU may only be modified or amended by a written agreement executed by both Parties.

IV.4 Texas Law to Apply.

This MOU shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas. The Parties consent to personal jurisdiction in Hidalgo County, Texas.

IV.5 Additional Documents.

The Parties agree to execute such other instruments and documents as may become necessary to carry out the terms of this MOU.

IV.6 Successors.

This MOU shall be binding upon and inure to the benefit of the Parties and their respective administrators, legal representatives, successors, and permitted assigns.

IV.7 Assignment.

This MOU shall not be assignable.

IV.8 Headings.

The headings and captions are solely for convenience and shall not affect interpretation of any provision.

IV.9 Gender and Number.

All pronouns used herein shall be deemed to include the other gender, and the singular shall include the plural as appropriate.

IV.10 Authority to Execute.

The execution and performance of this MOU have been duly authorized by all necessary laws and actions of the Parties, and this MOU constitutes the valid and enforceable obligations of the Parties.

IV.11 Non-Discrimination.

This MOU and all related activities shall be conducted in compliance with applicable non-discrimination laws, including but not limited to race, color, national origin, religion, sex, age, veteran status, or disability.

IV.12 Appendix II To CFR 200-Contract Provisions.

If applicable, the provisions of Appendix II to 2 CFR 200 are incorporated by reference.

IV.13 Governmental Purpose.

Each Party affirms that this MOU is entered into for the purpose of providing governmental services or functions and will be funded out of current revenues.

IV.14 Commitment of Current Revenues Only.

If during any term of this MOU the governing body of either Party does not appropriate sufficient funds to meet its obligations, either Party may terminate this MOU upon ninety (90) days' written notice. Each Party will use best efforts to secure funds necessary for performance. This right is intended as a continuing right to terminate pursuant to Tex. Loc. Gov't Code § 271.903.

IV.15 Notices.

All notices, requests, or other communications required or permitted under this MOU shall be in writing and shall be deemed given (i) when delivered personally; (ii) when sent by certified mail, return receipt requested, postage prepaid; or (iii) when sent by nationally recognized overnight courier, to the addresses designated by each Party. Either Party may update its notice address by providing written notice to the other.

For the RGVMPPO:

RGVMPO
c/o Executive Director
617 W University Dr.
Edinburg, TX 78539

For the City of Pharr:

City of Pharr
c/o Mayor
118 S. Cage Blvd.
Pharr, Texas 78577

IV.16 Counterparts / Electronic Signatures.

This MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument. Signatures transmitted electronically (including by PDF or similar format) shall be deemed valid and binding as original signatures.

IV.17 Survival.

Any provisions of this MOU that by their nature are intended to survive termination, including but not limited to data-sharing obligations (Section II.3) and the Mutual Hold Harmless Clause (Section II.5), shall remain in full force and effect notwithstanding termination or expiration of this MOU.

V. AUTHORIZED SIGNATURES

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be executed by their duly authorized representatives:

For the RGVMPPO.

Signature: 

Name: Michael Medina, PTP

Title: Executive Director

Date: Nov. 13, 2025

For City of Pharr

Signature: _____

Name: _____

Title: _____

Date: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.C.

DATE SUBMITTED: November 18, 2025

MEETING DATE: December 1, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to utilize the State of Texas Commercial Card Program for Procurement Card Services with U.S. Bank. **This item supports SE - Service Excellence.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr is a current member of the State of Texas Procurement Program (Texas Comptroller), which authorizes the use of state awarded contracts. The previous provider, Citibank (contract 946-M2), was not renewed under the program, and U.S. Bank has been awarded the new contract under 946-M4. The transition to U.S. Bank is effective immediately and will remain in place until all procurement cards have been fully transitioned.

U.S. Bank offers nearly double the rebate rates in comparison to the previous provider. (please refer to the attached state contract for additional details)
The State contract is awarded for two (2) years with four (4) additional renewal options. (Project No. 2526-01-513-S18-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval to transition to the U.S. Bank Commercial Card Program for all Procurement Cards.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan
Maritza Magallan
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/18/2025
Approved - 11/18/2025
Approved - 11/19/2025
Approved - 11/19/2025
Approved - 11/21/2025
Final Approval - 11/21/2025

Texas Comptroller of Public Accounts



(0)

Contract Details: # 946-M4

Number	946-M4
Description	Charge Cards
Category	Managed
Type	Term
Start Date	3/1/2025
End Date	3/31/2027
Purchase Category Code (Agencies Only)	PCC B (Purchases made with a State of Texas Retail Fuel Card) PCC H (Purchases in any category, except PCC B, paid for with a payment card)
Optional Renewal Terms	April 1, 2027, through March 31, 2028 April 1, 2028, through March 31, 2029 April 1, 2029, through March 31, 2030 April 1, 2030 up to one (1) additional year
Purchase Orders	Purchase orders are not required for this contract. Refer to the Contract Items and Pricing section below for additional details.
NIGP Codes(s)	94635 ; 94670
CPA Contract Management	Questions regarding contract management issues, price changes, amendments or other post-award concerns should be directed to: SPD Contract Management (SCM) Texas Comptroller of Public Accounts (CPA) Phone: (512) 463-3034 option 3 Email: spd.cmo@cpa.texas.gov (mailto:spd.cmo@cpa.texas.gov)

**Contract
Items and
Pricing****COMMERCIAL CHARGE CARD (PCARD) CONTRACT INFORMATION**

U.S. Bank will transition all existing credit cards and travel cards to the new contract 946-M4 Charge Cards. There will be no interruption in services during the transition period. Transitioned customers hav

Payment instructions for state agencies have been updated. Instructions are available at the link below:

Fiscal Management Payment Instructions (<https://fm.x.cpa.texas.gov/fmx/login.php?page=/fm.x/notices/fm05/43/index.php>)

For questions about using the correct vendor number in the state's Uniform State Accounting System (USAS), state agencies can contact the Expenditure Assistance section at expenditure.assistance@cr

Rebate Structure

A rebate is paid to the Customer when the file turn average is 45 days or less. File turn days are the average number of days between a charge posting and payment for that charge posting. Mathematically

- Large Ticket volume rebate: 0.80%
- The standard volume based rebate for all other transactions, based on net charge volume for the entire program (including large ticket volume), per the chart below.

Rebate Schedule		Average Transaction Size													
		\$0-\$99	\$100	\$150	\$200	\$250	\$300	\$350	\$400	\$450	\$500	\$550	\$600	\$650	\$700
Semi-Annual Spend (\$ Million)	\$0-\$399	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%	1.51%
	\$400	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%
	\$450	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%	1.67%
	\$500	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%	1.68%
	\$550	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%	1.69%
	\$600	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%	1.70%
	\$650	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%	1.71%
	\$700	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%	1.72%
	\$750	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%
	\$800	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%	1.74%
	\$850	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
	\$900	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%	1.76%
	\$950	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%	1.77%
	\$1,000	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%	1.78%
	\$1,100	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%	1.79%
	\$1,200	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
	\$1,300	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%	1.81%
	\$1,400	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%	1.82%
	\$1,500 +	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%	1.83%

Additional Incentives and Enhancements

Speed of Payment: An additional 0.01% rebate for each day gained to be added to the volume rebate incentives, assumes payments within 45 file turn days or less.

- 45 file turn days: 0.00%
- 44 file turn days: 0.01%

- 43 file turn days: 0.02%
- And so on

Fees

- Late payment:

1. Texas Prompt Payment Act determines the late payment interest that can be charged under this Contract to governmental entities and state agencies as defined in Government Code, Chapter 2251.

2. Delinquency Fee (Individual Bill Accounts only): 2.5% (minimum \$2.00). Fees are not assessed until payment is 60 days past due

- Foreign exchange fee: 1%

- Non-sufficient funds fee: \$15.00

- Cash Advance Fee (for local government entities only): 2.5% (minimum \$2.00)

- Convenience Checks (for local government entities only):

1. Transaction fee: 2.5% (minimum \$2.00)

2. Stop payment fee: \$15.00

3. Check copy fee: \$2.00

4. Returned convenience check fee: \$15.00

- Fully customized plastic (for local government and higher education entities): scoped and invoiced but no greater than \$5,000.00 per 1,000 cards (fees waived for custom logo cards with a minimum of 4

- No other fees.

U.S. Bank Account Management Team:

Vendor Contact for Joining the State of Texas Program:

Leslie Massey (leslie.massey@usbank.com) (<mailto:leslie.massey@usbank.com>)/805-591-7255)

Vendor Contact for U.S. Bank General Program Questions:

Kara L Walsh (kara.walsh@usbank.com) (<mailto:kara.walsh@usbank.com>)/651-216-2547)

Amy Delaney (amy.delaney1@usbank.com) (<mailto:amy.delaney1@usbank.com>)/530-641-7457)

Ronnie Cooper (ronnie.cooper@usbank.com) (<mailto:ronnie.cooper@usbank.com>)/945-366-1520)

Vendor Contact for Program Administrator Support:

Log into Access Online (<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.access.usbank.com%2F&data=05%7C02%7Cstacy.robertson%40cpa.texas.gov%7C5c964f5eb1b144f3804308de206a792e%7C2055feba299d4d0daa5a73b8b42fef08%7C0%7C>)

Choose **Need Help?** Choose **“Message client services”**

FUEL CARD CONTRACT INFORMATION

1. Form of payment for fuel, oil, maintenance, repairs and roadside assistance
2. Net-out taxes for applicable fuel card purchases
3. Fuel payments covered under a single invoice
4. Retail fuel cards can be tailored to meet the needs of State Agencies, Higher Education and Local Governments (e.g. cards can be issued and assigned to drivers or vehicles).
5. Online program management system and reporting capabilities
6. Semi Annual Rebate based on every dollar spent. Account must be paid within 30 client held days to qualify for the volume rebate
7. No fees with the exception of the Mastercard foreign exchange fee of 1%
8. Fraud losses are absorbed by U.S. Bank National Association.
9. Free training for program administrators

10. Texas Prompt Payment Act determines the late payment interest that can be charged under this Contract to governmental entities and state agencies as defined in Government Code, Chapter 2251.
11. Credit losses are deducted from the rebate.

VOYAGER CUSTOMER SERVICE

Available 24/7/365

VoyagerState@usbank.com (mailto:VoyagerState@usbank.com)

Phone: 800-987-6591

PAYMENT INSTRUCTIONS

State Agencies: Payments from USAS shall be issued as direct deposit using payee number 13108413686, mail code 12. The 9-digit account number must be referenced in the Invoice Number field.

For questions about using the correct vendor number in the state's Uniform State Accounting System (USAS), state agencies can contact the Expenditure Assistance section at expenditure.assistance@comptroller.texas.gov

Direct Deposit:

US Bank

60 Livingston Ave

St Paul MN 55107

For unique situations, additional payment addresses are as follows:

Regular Mail:

U.S. Bank Voyager Fleet Systems, Inc

PO Box 952818

Saint Louis MO 63195-2818

Overnight Payment:

Voyager Fleet Systems Processing Center

12800 Foster St

Overland Park KS 66213

Local Governments: Contact US Bank if additional payment instructions are required than those noted above.

US Bank does also accept ACH payments. Please contact customer service for ACH setup instructions.

Additional contract documents and information are available on the Retail Fuel Card Webpage (<https://comptroller.texas.gov/purchasing/programs/travel-management/fuel-card/>)

Delivery Delays by Contractor	If delay is foreseen, Contractor shall give written notice to the Customer and must keep Customer advised at all times of status of order. Default in promised Delivery Days After Receipt of Order (ARO) without accepted reasons or failure to meet specifications authorizes the Customer to purchase goods and services of this contract elsewhere. Failure to pay a damage assessment is cause for contract cancellation and/or debarment or removal of the contractor, as applicable, from the State's Centralized Master Bidders List (CMBL).
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Contract Performance	The Statewide Procurement Division Contract Management Office (SCMO), a division of the Comptroller of Public Accounts (CPA), administers a vendor performance program for use by all customers per more from contracts administered by CPA, or any other purchase of \$25,000 or more made through delegated authority granted by CPA (TAC 20.108), or purchases exempt from CPA procurement rules at Vendor Performance shall be reported through the CPA VENDOR PERFORMANCE TRACKING SYSTEM (https://www.comptroller.texas.gov/purchasing/programs/vendor-performance-tracking/). The purpose of the Vendor Performance Tracking System is to: • Identify vendors that have exceptional performance • Aid purchasers in making a best value determination based on vendor past performance • Protect the state from vendors with unethical business practices • Track vendor performance for delegated and exempt purchases
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Contractors

Contractor VID: 13108413686
Contractor: U.S. Bank National Association
Contact Name:
Mark Hess
Email: Mark.Hess1@usbank.com
Phone: (612) 436-6544
Alternate Contact Name: Customer Support Services
Alternate Phone: (800) 987-6591
Address: 800 Nicollet Mall Minneapolis, MN 55402



Texas Comptroller of Public Accounts

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Search from the Texas State Library
(<https://www.tsl.texas.gov/trail/index.html>)
Texas Homeland Security (<https://www.dhs.gov/see-something-say-something/reporting/texas>)
Public Information Act
(<https://comptroller.texas.gov/about/policies/open-records/public-information-act.php>)
Texas Secretary of State (<https://www.sos.state.tx.us/>)
HB 855

Other State Sites

Texas.gov (<https://texas.gov>)
Texas Records and Information Locator (TRAIL)
(<https://www.tsl.state.tx.us/trail/>)
State Link Policy (<https://dir.texas.gov/resource-library-item/state-website-linking-privacy-policy>)
Texas Veterans Portal (<https://veterans.portal.texas.gov>)



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.D.

DATE SUBMITTED: November 18, 2025

MEETING DATE: December 1, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to renew network security hardware and software support services for City of Pharr and Pharr Connect through The Interlocal Purchasing System (TIPS) Contract 230105 with Telepro Communications from Mission, Texas. **This item supports SE - Service Excellence.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The City of Pharr needs to renew its services to keep hardware and software under support. The City is currently utilizing Netsync Network Solutions and is transitioning to TelePro effective January 13, 2026, through January 12, 2027, with the option to unilaterally renew services annually upon City Manager approval which TelePro continues to meet satisfactory performance and pricing is mutually agreed upon prior to renewals. (Project# 2526-01-518-S19-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 11/18/2025

Maritza Magallan

Approved - 11/18/2025

Jose Pena

Approved - 11/19/2025

Hilda Pedraza

Approved - 11/19/2025

Ricardo Rodriguez

Approved - 11/19/2025

Jamison Merrick

Approved - 11/21/2025

City Management Office

Final Approval - 11/21/2025



Telepro Communications
12005 N Bryan Rd.
Mission, TX 78573

QUOTE

QUOTE #:	TPCQ6762
DATE:	Nov 17, 2025

TIPS Contract# 230105

Prepared For:

City of Pharr

City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

Your Telepro Team:

Edgar Rodriguez
Project Estimator
erodriguez@teleprocommunications.com

Payment Terms	Valid Through
NET 30	Dec 17, 2025

Thank you for the opportunity to provide this quote. Please let us know if you have any questions.

Qty	Description	Unit Price	Ext. Price
1	SERIAL NUMBERS: FG421FTK21900153, FG421FTK21900112 , FG22E1T921900006, FCTEMS8821007962, FAZVMSTM21004009, FAC-VMTM21006416 RENEWAL 1 YR FORTINET, INC. - COTERM	\$267,295.61	\$267,295.61
1	FG421FTK21900153 Enterprise Protection AV, FortiGuard IPS Service, FortiGuard URL, DNS & Video Filtering Service, AS, FortiGuard Attack Surface Security Service, FortiGate Configuration Conversion Service, Elite Service, 24x7 Email, 24x7 Comprehensive Support, Advance HW, FortiGuard AI-based Inline Malware Prevention, FortiGuard Data Loss Prevention Service, Firmware & General Updates FG421FTK21900112 Enterprise Protection AV, FortiGuard IPS Service, FortiGuard URL, DNS & Video Filtering Service, AS, FortiGuard Attack Surface Security Service, FortiGate Configuration Conversion Service, Elite Service, 24x7 Email, 24x7 Comprehensive Support, Advance HW, FortiGuard AI-based Inline Malware Prevention, FortiGuard Data Loss Prevention Service, Firmware & General Updates FG22E1T921900006		

Qty	Description	Unit Price	Ext. Price
	UTM Protection (24x7 FortiCare plus Application Control, IPS, AV, Web Filtering and Antispam Services)AV, FortiGuard IPS Service, FortiGuard URL, DNS & Video Filtering Service, AS, Elite Service, 24x7 Email, 24x7 Comprehensive Support, Advance HW, Firmware & General Updates		
	FCTEMS8821007962 24x7 FC support ZTNA		
	FAZVMSTM21004009 FortiGuard Indicators of Compromise (IOC) Service, VM license, 24x7 Email, 24x7 Comprehensive Support, FortiAnalyzer Security Automation with Unrestricted Playbook Usage, FAZ Outbreak Alert Service, Firmware & General Updates		
	FAC-VMTM21006416 24x7 Email, 24x7 Comprehensive Support, Firmware & General Updates		

This quote will provide service coverage from January 13th, 2026 to January 12th, 2027.

To place an order, please reach out to Edgar Rodriguez at erodriguez@teleprocommunications.com	SubTotal	\$267,295.61
	Tax	\$0.00
	Shipping	\$0.00
	TOTAL	\$267,295.61

Search

EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM
PO MUST REFERENCE VENDOR TIPS CONTRACT NUMBER
ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT.

Notice:
Many Vendors utilize specific warranties, subscription agreements, license agreements, EULA's, etc. ("Supplemental Agreements") when you purchase specific goods or services from that Vendor. Since the Supplemental Agreements do not necessarily apply to every Member, every jurisdiction, or every purchase, TIPS does NOT now negotiate the terms of those agreements on Members' behalf. If you are required to sign such a supplementary agreement by the TIPS Vendor, TIPS strongly encourages Members not to proceed with a purchase until they have carefully reviewed and negotiated all applicable Supplemental Agreements. TIPS recommends you work with your entity's legal counsel to ensure compliance with the legal requirements of your entity and your jurisdiction.

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VENDOR

TELEPRO COMMUNICATIONS

12005 N. Bryan Rd. Mission TX,78573

WEBSITE www.teleprocommunications.com

SERVICE/PRODUCTS DESCRIPTION

Telepro Communications provides, installs, services, and programs structured cabling systems, fiber optics, intercom systems, audio/visual systems, intercom systems, surveillance camera systems, network switches, wireless access points, access control systems, and security systems.

CONTRACT: **230202** Security Systems Products and Services

End Date: Apr-30-2026 **EDGAR COMPLIANCE:** [View Doc.](#)

CONTRACT: **23010401** Trades, Labor, and Materials (NON-JOC)

End Date: Apr-30-2028 **EDGAR COMPLIANCE:** [View Doc.](#)

CONTRACT: **23010402** Trades, Labor, and Materials (JOC)

End Date: Apr-30-2026 **EDGAR COMPLIANCE:** [View Doc.](#)

CONTRACT: **230105** Technology Solutions Products and Services

End Date: May-31-2028 **EDGAR COMPLIANCE:** [View Doc.](#)

https://www.tips-usa.com/vendorProfile.cfm?RecordID=998521BCEAB829FF8DCE235CA72350C0

1/2



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.E.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 1, 2025

FROM: Maria Rangel, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Change Order Number 2 in the amount of \$49,781.94 and the addition of 15 working days to the construction contract with D. Wilson Construction Company for the Donation Acceptance Program for Fiscal Year 2016. **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Change Order (CO) #2 is for the following 12 Potential Change Orders (PCO) that were previously vetted and approved by staff:

01. Proposed Change Order #07: (\$6,353.33) - Existing RCP @ DOCK **
02. Proposed Change Order #15: (-\$11,772.00) - RFI 67 Steel Casing Credit *
03. Proposed Change Order #18: (-\$100,280.00) - RFI 77 Landscape & Irrigation Credit *
04. Proposed Change Order #19: (\$9,019.58) - CPR 01 - Ag Lab Offices *
05. Proposed Change Order #20: (\$53,657.53) - Refrigerant Change
06. Proposed Change Order #23: (\$39,932.13) - RFI 66 Extend Feeder to EITH *
07. Proposed Change Order #25: (\$0.00) - Duct Bank Weather Impact *
08. Proposed Change Order #26: (-\$1,392.41) - Bullet Proof Doors & Frames **
09. Proposed Change Order #27: (\$11,317.39) - ASI 11 Guardrails & Handrails @ N Sidewalk *
10. Proposed Change Order #29: (\$4,124.28) - Power to Existing Site Lighting*
11. Proposed Change Order #30: (\$5,789.38) - ASI 13 Sanitary Sewer*
12. Proposed Change Order #31: (\$33,032.73) - ASI 14 Civil Changes*

Approval of CO #2 is contingent on approval from TxDOT.

(CSJ: 0921-02-424, 425, and 433)

(Project No. 2324-71-510-C08-406)

Fiscal Consideration:

Original Contract: \$45,253,972.12

Change Order #1: \$22,835.40

Change Order #2: \$49,781.94

Revised Contract: \$45,326,589.46

Staff Recommendation: Staff recommends approval of Change Order #2 in the amount of \$49,781.94 and 15 additional workweek days.

Alternatives: No alternatives. The PCOs that compose this CO were thoroughly vetted before being approved at the staff level. In most cases, work associated with this CO has already been completed.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel	Created/Initiated - 11/20/2025
Pilar Rodriguez	Approved - 11/21/2025
Maritza Magallan	Approved - 11/21/2025
Jamison Merrick	Approved - 11/21/2025
Ricardo Rodriguez	Approved - 11/21/2025
City Management Office	Final Approval - 11/21/2025



November 20, 2025

David M. Chacon, PE, CCM, CFM.
Director of CEI
Brownstone Consultants LLC
PO Box 3898
McAllen, TX 78505

María Rangel, PE
Capital Project Engineer
City of Pharr
118 S. Cage Blvd
Pharr, TX 78577

Re: Pharr FY16 DAP Dock Expansion PH I & II and Agricultural Lab - Change Order No. 02 Recommendation Letter

Ms. Rangel,

Brownstone Consultants has reviewed and analyzed the following proposed change orders (PCO's) submitted by D. Wilson Construction (Contractor):

- **01. Proposed Change Order #07: (\$6,353.33) – RFI 27 Existing RCP @ DOCK** – During subgrade prep at the Commercial Secondary Building, an existing concrete pipe (RCP) not shown in the contract documents was discovered. Per RFI #27 and direction from the engineer, approx. 150 LF of pipe beneath the building was removed and disposed of, while sections under pavement with sufficient clearance were crushed in place. Backfill and compaction were required, and contaminated soil was hauled and disposed of offsite. This unforeseen condition resulted in a schedule impact of 5 days. After several iterations of the proposed change order, the final amount was reduced from \$17,850.89 to \$6,353.33, resulting in \$11,497.56 potential savings for the City of Pharr.
- **02. Proposed Change Order #15: (-\$11,772.00) - RFI 67 Steel Casing Credit** - Per the response to RFI #67, 24 linear feet of 16" steel casing originally required at the sanitary sewer line was omitted following field inspection and confirmation by the City of Pharr Utilities representative. This results in a credit to the owner for the associated scope reduction under Line Item 7266-6036 – Encasement Pipe. The installation remains compliant with TAC 30, Chapter 217.53(d)(7). The contractor is responsible for ensuring that no conflicts exist between the waterline and storm sewer system. Any necessary adjustments due to conflicts will be performed at no additional cost to the owner. No schedule impact is associated with this change.
- **03. Proposed Change Order #18: (-\$100,280.00) - CE #027 - RFI 77 Landscape & Irrigation Credit** – As directed via RFI #77, all landscaping and irrigation components were removed from the project scope for the Landscape & Irrigation. Remaining work includes top-soil placement, drill seeding, and vegetative watering. This scope reduction provides significant credit to the owner.
- **04. Proposed Change Order #19: (\$9,019.58) - CPR 01 - Ag Lab Offices** – At the request of CBP and GSA (via CPR #01), four enclosed offices in the Ag Lab were reconfigured into one open-plan office with four workstations. Although walls were removed, no credit could be issued for doors or frames, as they had already been released and delivered. This change is limited to layout modifications and excludes FFE and millwork. There is a 5-day schedule impact.

- **05. Proposed Change Order #20 (\$53,657.53) - Refrigerant Change** - Per RFI #69 and the EPA AIM Act, refrigerants with a GWP above 300 cannot be used in systems installed or commissioned after January 1, 2026. The current design utilizes R-448A, which exceeds this limit, and the project schedule shows equipment startup occurring in March 2026. Therefore, the refrigeration system must be redesigned to use an approved A2L refrigerant.
- **06. Proposed Change Order #23: (\$39,932.13) - RFI 66 Extend Feeder to EITH** – In response to RFI #66, conduit and conductors were installed to extend power from an existing electric manhole to Panel EITH. The team utilized an empty existing conduit running to the northbound lane roof. This unforeseen existing condition required electrical tie-in and had a 20-day schedule impact. The proposal excludes 40 man-hours for investigation.
- **07. Proposed Change Order #25: (\$0.00) - Duct Bank Weather Impact** – Due to heavy rainfall between March 26 and April 4, 2025, duct bank work was damaged and required repair by D&F from April 7 to April 25. As a result, DWCC has requested a 15-working-day, non-compensable time extension to account for weather delays and necessary rework. Supporting weather logs and photos were submitted.
- **08. Proposed Change Order #26: (-\$1,392.41) - Bullet Proof Doors & Frames** – Per ASI's 04 and 11 and RFI #51, bullet resistant openings were revised in Area B. Two bullet resistant windows were reduced in size and infilled with CMU, and one bullet resistant door and window were added at Door 161A and Storefront M13. Work includes revisions to window and door schedules. This scope addresses changes in ballistic protection requirements.
- **09. Proposed Change Order #27: (\$11,317.39) – ASI 11 Guardrails & Handrails @ N Sidewalk** – ASI 11 and RFI #50 called for the addition of approx. 102 LF of galvanized 8-line guardrails with handrails on both sides of the north sidewalk, instead of only one side as shown on original drawings. Work includes layout, post setting, and bracing; core drilling and non-slip nosings by others. No time impact is associated with this scope. After several iterations of the proposed change order, the final amount was reduced from \$23,421.14 to \$11,317.39, resulting in \$12,103.75 potential savings for the City of Pharr.
- **10. Proposed Change Order #29: (\$4,124.28) – Power to Existing Sit** – Power to east-side site lighting was lost during demolition of four light poles. At CBP's request, conductors were reinstalled through existing conduit from Panel HL. The existing breakers were reused, and a new lighting contactor was added, controlled by the time clock. This restores lighting needed for safety and security. 3-day schedule impact included.
- **11. Proposed Change Order #30: (\$5,789.38) – ASI 13 Sanitary Sewer** – ASI 13 and RFI #84 eliminated a proposed 48" concrete manhole and rerouted the 8" sewer line directly to the existing system. Work included a new 2-way cleanout, water line deflection with four 22.5° bends, and saw cutting/restoration of 26 LF of water line. Though the manhole was removed from scope, it had already been ordered and will be treated as surplus. 5-day schedule impact included.
- **12. Proposed Change Order #31: (\$33,032.73) - ASI 14 Civil Changes** – ASI 14, per revised Sheet C-402, includes updates to civil scope work: removal and relocation of an existing fire hydrant, removal of an 8" wastewater line, installation of a new 8" PVC sanitary sewer line, a 6 CY overrun of cement-stabilized backfill, and installation of three fixed pipe bollards. The FDC relocation is noted but not yet performed and is excluded. This proposal covers only the scope defined in ASI 14. DWCC may request additional time or compensation following full evaluation of schedule and cost impacts.



Brownstone Consultants recommends approval of the above-referenced Proposed Change Orders (PCOs) as part of Change Order No. 2, totaling \$49,781.94, and including an extension of fifteen (15) additional working days to the project schedule. Please feel free to contact us with any questions or concerns.

Sincerely,

David M. Chacon, PE, CCM, CFM

Attachments:

- City of Pharr Change Order Form
- TxDOT Form 2146-L
- D. Wilson Construction – PCO Nos. 07, 15, 18,19,20, 23,25,26,27,29,30 and 31.

CC:

Cynthia Garza – City of Pharr Assistant City Manager
Pilar Rodriguez – City of Pharr Interim City Engineer
Benjamin Luna, PE – Halff Transportation Engineer
Carlos Del Angel, PMP, CCM – Brownstone Project Executive



CHANGE ORDER

Contractor: D Wilson Construction Change Order No.: 2

Project: Pharr FY16 DAP-Dock Expansion PH I & II and Agricultural Lab Date: 11/20/2025

CSJ: 0921-02-424, 0921-02-425, 0921-02-433

Notice to Proceed Date: 23-Oct-24 Change Order Amount: \$49,781.94

You are directed to make the following changes in the Contract Documents:

- 01. Proposed Change Order #07: (\$6,353.33) - Existing RCP @ DOCK ****
- 02. Proposed Change Order #15: (-\$11,772.00) - RFI 67 Steel Casing Credit ***
- 03. Proposed Change Order #18: (-\$100,280.00) - RFI 77 Landscape & Irrigation Credit ***
- 04. Proposed Change Order #19: (\$9,019.58) - CPR 01 - Ag Lab Offices ***
- 05. Proposed Change Order #20: (\$53,657.53) - Refrigerant Change**
- 06. Proposed Change Order #23: (\$39,932.13) - RFI 66 Extend Feeder to EITH ***
- 07. Proposed Change Order #25: (\$0.00) - Duct Bank Weather Impact ***
- 08. Proposed Change Order #26: (-\$1,392.41) - Bullet Proof Doors & Frames ****
- 09. Proposed Change Order #27: (\$11,317.39) - ASI 11 Guardrails & Handrails @ N Sidewalk ***
- 10. Proposed Change Order #29: (\$4,124.28) - Power to Existing Site Lighting***
- 11. Proposed Change Order #30: (\$5,789.38) - ASI 13 Sanitary Sewer***
- 12. Proposed Change Order #31: (\$33,032.73) - ASI 14 Civil Changes***

Reason for Change Order:

01. Proposed Change Order #07: (\$6,353.33) - Existing RCP @ DOCK - During subgrade preparation at the Commercial Secondary Building (Dock Expansion), an existing concrete pipe (RCP) not shown in the contract documents was discovered. Per RFI #27 and direction from the engineer, approximately 150 linear feet of pipe beneath the building were removed and disposed of, while sections under pavement with sufficient clearance were crushed in place. Backfill and compaction were required, and contaminated soil was hauled and disposed of offsite.

02. Proposed Change Order #15: (-\$11,722.00) - RFI 67: Steel Casing Credit - After several coordination meetings between the City of Pharr, Halff, and Brownstone regarding the conflict and proximity between the proposed water line and the existing sanitary sewer line, it was confirmed that the water line intersection should be installed perpendicular to the existing sanitary sewer line. Additionally, 20 linear feet of the sanitary sewer will be replaced using a 150 PSI pressure-rated pipe with cement-stabilized sand embedment, instead of the originally proposed steel casing. This reduction in scope has resulted in a credit to the City of Pharr.

03. Proposed Change Order #18: (-\$100,280.00) - RFI 77 Landscape & Irrigation Credit - As directed via RFI #77, all landscaping and irrigation components were removed from the project scope. The construction documents do not show any designated areas for landscaping and irrigation. The landscape and irrigation components were removed during the design phase, but the line item remained in the bid summary sheet as a line item. This scope reduction provides significant credit to the owner.

04. Proposed Change Order #19: (\$9,019.58) - CPR 01 - Ag Lab Offices - At the request of CBP and GSA (via CPR #01), four enclosed offices in the Ag Lab were requested to be reconfigured into one open space office with four workstations. Although walls were removed from the new layout, no credit could be issued for doors or frames, as they had already been released and delivered. This change is limited to layout modifications and excludes FFE and millwork.

05. Proposed Change Order #20 (\$53,657.53) - Refrigerant Change - Per RFI #69 and the EPA AIM Act, refrigerants with a GWP above 300 cannot be used in systems installed or commissioned after January 1, 2026. The current design utilizes R-448A, which exceeds this limit, and the project schedule shows equipment startup occurring in March 2026. Therefore, the refrigeration system must be redesigned to use an approved A2L refrigerant.

06. Proposed Change Order #23: (\$39,932.13) - RFI 66 Extend Feeder to EITH - In response to RFI #66, conduit and conductors were installed to extend power from an existing electric manhole to Panel EITH at the existing primary inspection canopy. The construction documents did not show any route for the installation of this feeder from the existing manhole to the existing panelboard. The team utilized an empty existing conduit running to the primary canopy roof to the existing manhole.

07. Proposed Change Order #25: (\$0.00) - Duct Bank Weather Impact - Due to heavy rainfall between March 26 and April 4, 2025, duct bank work was substantially damaged and required repair and rework by D&F from April 7 to April 25. As a result, DWCC has requested a 15-working-day, non-compensable time extension to account for weather delays and necessary rework. Supporting weather logs and photos were submitted.

08. Proposed Change Order #26: (-\$1,392.41) - Bullet Proof Doors & Frames – Per ASI's 04 and 11 and RFI #51, bullet resistant openings were revised in Area B. Two bullet resistant windows were reduced in size and infilled with CMU, and one bullet resistant door and window were added at Door 161A and Storefront M13. Work includes revisions to window and door schedules. This scope addresses changes in ballistic protection requirements.

09. Proposed Change Order #27: (\$23,421.14) – ASI 11 Guardrails & Handrails at North Sidewalk – ASI 11 and RFI #50 called for the addition of approx. 102 LF of galvanized 8-line guardrails with handrails on one side of the sidewalk and ramp located at the north side of the proposed agricultural lab building. Work includes layout, post setting, bracing, core drilling and non-slip nosing. The construction documents originally did not show any type of railings or guardrail on this area.

10. Proposed Change Order #29: (\$4,124.28) – Power to Existing Site Lighting – Power to the east-side site lighting was lost during the demolition of four light poles. The removal and demolition of the existing light poles on the north side of the project site were part of the original scope of work. Due to safety concerns noted by CBP field officers, conductors were installed through the existing conduit from Panel HL at the existing electrical yard to an existing pull box located on the southwest side of the existing Intel X buildings. The existing breakers were reused, and a new lighting contactor, controlled by the time clock, was added. This restores the power required for the site lighting.

11. Proposed Change Order #30: (\$5,789.38) – ASI 13 Sanitary Sewer – As stated in ASI 13 and RFI #84 eliminated a proposed 48" concrete manhole due to conflict with existing electrical duct banks and existing water line. The scope of work will include a new 2-way cleanout, water line deflection with four 22.5° bends, and saw cutting/restoration of 26 square feet of concrete pavement. Though the manhole was removed from scope, it had already been ordered and will be treated as surplus. A credit for the installation of the proposed sanitary sewer manhole is included.

12. Proposed Change Order #31: (\$33,032.73) - ASI 14 Civil Changes – According to ASI 14, per revised Sheet C-402, includes updates to civil scope work: removal and relocation of an existing fire hydrant, removal of an 8" wastewater line, installation of a new 8" PVC sanitary sewer line, a 6 CY overrun of cement-stabilized backfill, and installation of three fixed pipe bollards. The FDC relocation is noted but not yet performed and is excluded. This proposal covers only the scope defined in ASI 14.

Notes:

* Amount to be added to CSJ 0921-02-433

** Amount to be added to CSJ 0921-02-424

Original Contract:	\$ 45,253,972.12	Original Completion Date:	27-Aug-26
Previous Change Order: (+/-)	\$ 22,835.40	Additional Days:	15
This Change Order: (+/-)	\$49,781.94	Revised Completion Date:	18-Sep-25
Revised Contract Amount:	\$ 45,326,589.46		

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Accepted:

Contractor	Authorized Signature	Date
Recommended: David M. Chacon, PE, CCM, CFM Project Engineer/Architect/Manager	Authorized Signature	Date
Pilar Rodriguez, P.E. Interim City Engineer	Authorized Signature	Date
Approved: Dr. Jonathan Flores City Manager	Authorized Signature	Date

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER:

02

1. CONTRACTOR: D. WILSON CONSTRUCTION

2. Change Order Work Limits: Sta. _____ to Sta. _____

3. Type of Change (on federal-aid non-exempt projects): _____ (Major/Minor)

4. Describe the change and the reason for the change order. When necessary, include exceptions to this agreement.

See attachment below

CCSJ: 0921-02-433
Project: F2024(823)
Highway: Pharr Int. Bridge
County: Hidalgo
District: Pharr-21
Contract Number: _____

5. New or revised plan sheet(s) are attached and numbered: _____

Each signatory hereby warrants that each has the authority to execute this Change Order.

By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change. Further, the contractor agrees that this agreement is made in accordance with Item 4 and the Contract. Exceptions should be noted in the response for #5 above.

THE CONTRACTOR _____ Date _____

By _____

Typed/Printed Name _____

Typed/Printed Title _____

The following information must be provided

Time Ext. #: _____ Days added on this C.O.: _____

Amt. added by this change order: \$44,821.02

For TxDOT use only:

Days participating: _____

Amount participating: _____

Signature _____ Date _____

Name/Title _____

RECOMMENDED FOR EXECUTION:

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____

☐ APPROVED

Engineer's Seal:

02

CCSJ: 0921-02-433

Paid by Invoice? (☐ Yes ☐ No)

[illegible]

				ORIGINAL + PREVIOUSLY REVISED		NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
PCO 15	RFI 67 Steel Casing Credit	LS	- 11,772.00		0.00	1.00	- 11,772.00	- 11,772.00
PCO 18	RFI 77 Landscape & Irrigation Credit	LS	- 100,280.00		0.00	1.00	- 100,280.00	- 100,280.00
PCO 19	CPR 01 - Ag Lab Offices	LS	9,019.58		0.00	1.00	9,019.58	9,019.58
PCO 20	Refrigerant Change	LS	53,657.53		0.00	1.00	53,657.53	53,657.53
PCO 23	RFI 66 Extend Feeder to EITH	LS	39,932.13		0.00	1.00	39,932.13	39,932.13
PCO 25	Duct Bank Weather Impact	LS	0.00		0.00	1.00	0.00	0.00
PCO 27	ASI 11 Guardrails & Handrails @ N	LS	11,317.39		0.00	1.00	11,317.39	11,317.39
PCO 29	Power to Existing Sit	LS	4,124.28		0.00	1.00	4,124.28	4,124.28
PCO 30	ASI 13 Sanitary Sewer	LS	5,789.38		0.00	1.00	5,789.38	5,789.38
PCO 31	ASI 14 Civil Changes	LS	33,032.73		0.00	1.00	33,032.73	33,032.73
					0.00	1.00	0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
TOTALS					0.00		44,821.02	44,821.02

02

CCSJ:

TXDOT Form 2146-L TAB (Rev. 10/11) Page 2 of 2

Contact/Help

CONSTRUCTION CONTRACT CHANGE ORDER NUMBER:

02

1. CONTRACTOR: D. WILSON CONSTRUCTION

2. Change Order Work Limits: Sta. _____ to Sta. _____

3. Type of Change (on federal-aid non-exempt projects): _____ (Major/Minor)

4. Describe the change and the reason for the change order. When necessary, include exceptions to this agreement.

See attachment below

CCSJ: 0921-02-424
Project: F2024(824)
Highway: Pharr Int. Bridge
County: Hidalgo
District: Pharr-21
Contract Number: _____

5. New or revised plan sheet(s) are attached and numbered: _____

Each signatory hereby warrants that each has the authority to execute this Change Order.

By signing this change order, the contractor agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change. Further, the contractor agrees that this agreement is made in accordance with Item 4 and the Contract. Exceptions should be noted in the response for #5 above.	The following information must be provided Time Ext. #: _____ Days added on this C.O.: _____ Amt. added by this change order: \$4960.92 For TxDOT use only: Days participating: _____ Amount participating: _____ Signature _____ Date _____ Name/Title _____
THE CONTRACTOR _____ Date _____ By _____ Typed/Printed Name _____ Typed/Printed Title _____	

RECOMMENDED FOR EXECUTION:

Name/Title _____ Date _____

Name/Title _____ Date _____
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____
☐ APPROVED ☐ REQUEST APPROVAL

Name/Title _____ Date _____

Name/Title _____ Date _____
☐ APPROVED

Engineer's Seal:

CCSJ: _____

Paid by Invoice? (☐ Yes ☐ No)

[illegible]

				ORIGINAL + PREVIOUSLY REVISED		NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
PCO 07	Existing RCP @ Dock	LS	6,353.33		0.00	1.00	6,353.33	6,353.33
PCO 26	Bullet Proof Doors & Frames	LS	- 1,392.41		0.00	1.00	- 1,392.41	- 1,392.41
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
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					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
					0.00		0.00	0.00
TOTALS					0.00		4,960.92	4,960.92

CCSJ:

[illegible]

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

Prime Contract Potential Change Order #007 Rev 3: RFI 27: Existing RCP @ Dock

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	007 Rev 3 / 3	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:		CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Pending - Pricing	CREATED DATE:	8/5/2025
REFERENCE:	Unforeseen	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$6,353.33

POTENTIAL CHANGE ORDER TITLE: RFI 27: Existing RCP @ Dock

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #011 - RFI 27: Existing RCP at Commercial Secondary

During subgrade preparation at South side of Commercial Secondary, an existing RCP was discovered at elevations shown in the attached document. The pipe was not identified in the contract documents, and its presence may impact the planned construction activities. As per Design team response, the concrete irrigation pipe has been abandoned and is no longer in use. Extents located beneath the building foundation must be removed and disposed of properly. Extents of this existing pipe, beneath pavement improvements, may be crushed in place if the existing top of pipe has a minimum of 1 foot vertical clearance to the bottom of the proposed pavement section.

8/5/2025

RCP Demolition and Backfill:

Remove Pipe - Approximately 150 LF to be billed under Line item 496-6151 Remove Storm Sewer

Backfill and compaction approximately 399 SY = 150' X 4' Lifts

Disposal 66 CY concrete and contaminated soils

Hauling \$22.5 Per CY

Disposal: 4.50 per CY (concrete debris, contaminated soil)

NOTE: The soil was contaminated with broken concrete pipe and had to be disposed of at the Santa Rosa Cibolo Pit.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-050.S	Backfill and compaction	\$4,119.79
2	001.02-105.S	Haul off & Dispose of concrete debris and contaminated soil	\$1,871.10
Subtotal:			\$5,990.89
DWC Fee (5.00% Includes Cost Type (20)):			\$299.54
Bond (1.00% Applies to All Line Items):			\$62.90
Grand Total:			\$6,353.33

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

09/05/2025

9/5/2025

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

D. Wilson Construction

Page 1

Printed On: 8/5/2025 04:22 PM



PROJECT :

PCO 07R3 -

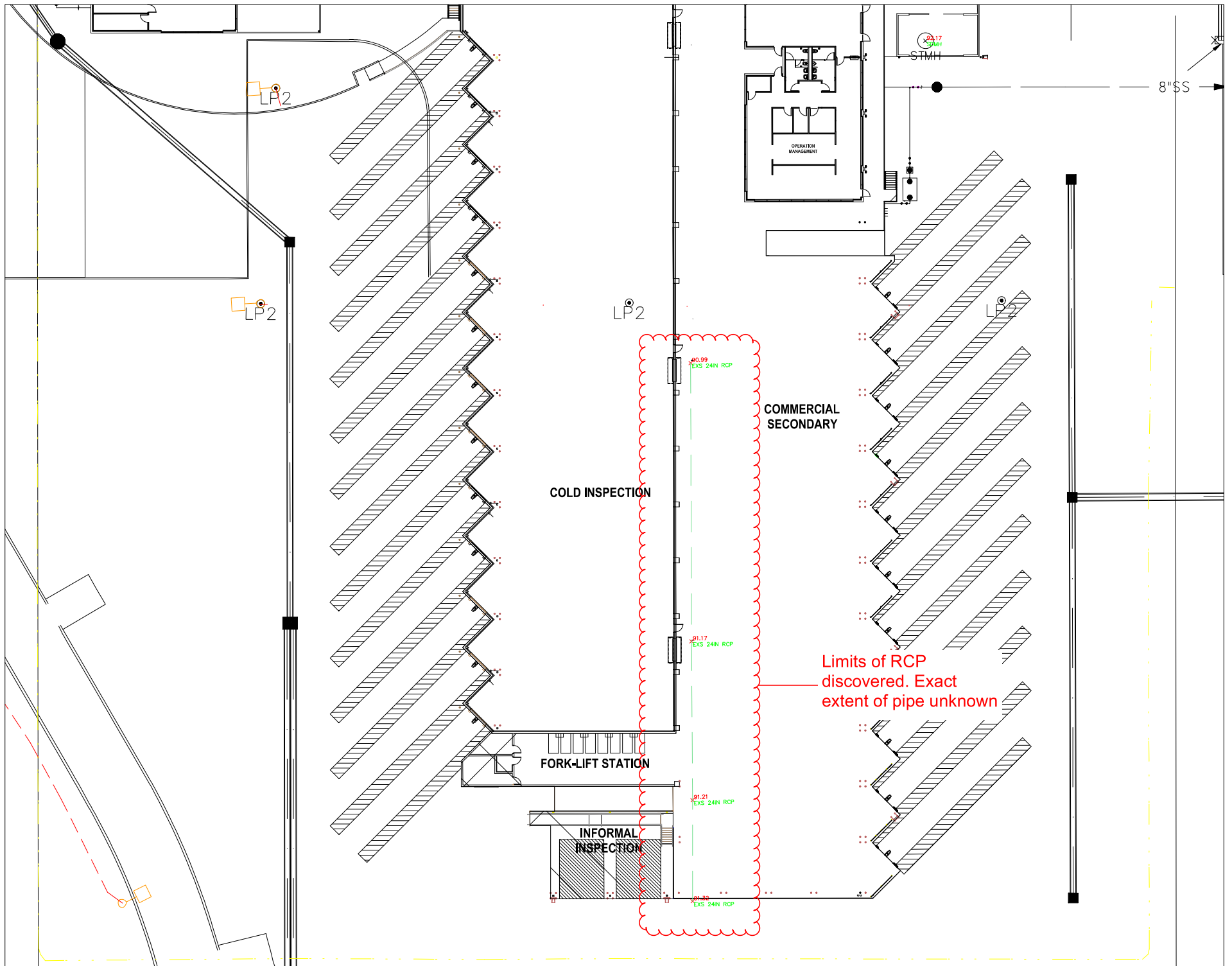
24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion
Remove Existing RCP @ Dock 150 If

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	EQUIP	SUB
SUB: Gonzalez							-	-	-	-
Subgrade Preparation, Backfill & Compact (150 LF X 4 Lifts)										
Labor							-	-	-	-
Foreman	8	Hr	45				360.00	-	-	-
Operator Excavator	8	Hr	25				200.00	-	-	-
Operator Water Truck	8	Hr	18				144.00	-	-	-
Operator Trench Padfoot Roller	8	Hr	18				144.00	-	-	-
Laborer	8	Hr	12				96.00	-	-	-
							-	-	-	-
Equipment							-	-	-	-
Water Truck	8	Hr			45		-	-	360.00	-
Backhoe	8	Hr			112		-	-	896.00	-
Trench Padfoot Roller	8	Hr			67		-	-	536.00	-
Truck	8	Hr			25		-	-	200.00	-
							-	-	-	-
Material							-	-	-	-
N/A							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
SUBCONTRACTOR							-	-	-	-
Landfill: Concrete Debris & Contaminated Soil	66	CY				4.5	-	-	-	297.00
Haul Off 30" RCP & Contaminated Soil	66	CY				22.5	-	-	-	1,485.00
							-	-	-	-
							-	-	-	-
Labor & Tax							-	-	-	-
Overtime Factor	0						-	-	-	-
Labor Burden (Salary)	55%		360.00				198.00	-	-	-
Labor Burden (Hourly)	55%		584.00				321.20	-	-	-
Tax on Materials	0						-	-	-	-
							-	-	-	-
SUB DIRECT COSTS							1,463.20	-	1,992.00	1,782.00
Compensation							-	-	-	-
Labor	25%		1,463.20				\$ 365.80	\$ -	\$ -	\$ -
Material	25%						\$ -	\$ -	\$ -	\$ -
Equipment	15%				1,992.00		\$ -	\$ -	\$ 298.80	\$ -
Subcontractors Subcontractor	5%					1,782.00	\$ -	\$ -	\$ -	\$ 89.10
							\$ -	\$ -	\$ -	\$ -
SUBCONTRACTOR'S OH & Profit							365.80	-	298.80	89.10
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
SUBTOTALS							1,829.00	-	2,290.80	1,871.10

Sheet No. 1

TOTAL
Item: Remove Existing RCP @ Dock 150 If

-
Unit Price ---> **5,990.90**







PCO #007

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

Prime Contract Potential Change Order #007: RFI 27: Existing RCP @ Dock

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	007 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:		CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/6/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$9,588.52

POTENTIAL CHANGE ORDER TITLE: RFI 27: Existing RCP @ Dock

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #011 - RFI 27: Existing RCP at Commercial Secondary

During subgrade preparation at South side of Commercial Secondary, an existing RCP was discovered at elevations shown in the attached document. The pipe was not identified in the contract documents, and its presence may impact the planned construction activities. As per Design team response, the concrete irrigation pipe has been abandoned and is no longer in use. Extents located beneath the building foundation must be removed and disposed of properly. Extents of this existing pipe, beneath pavement improvements, may be crushed in place if the existing top of pipe has a minimum of 1 foot vertical clearance to the bottom of the proposed pavement section.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-050.S	Propose Using Line Item 496-6152 - to Remove and dispose of 224 LF of existing Irrigation RCP from building pad area, and haul off spoils	\$0.00
2	001.02-050.S	Excavation, subgrade & Backfill	\$9,041.50
Subtotal:			\$9,041.50
DWC Fee (5.00% Includes Cost Type (20)):			\$452.08
Bond (1.00% Applies to All Line Items):			\$94.94
Grand Total:			\$9,588.52

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



PCO #007

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573
Fax: (956) 686-3270

Project: 24-235 - Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

Prime Contract Potential Change Order #007: RFI 27: Existing RCP @ Dock

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	007 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:		CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/6/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$17,850.89

POTENTIAL CHANGE ORDER TITLE: RFI 27: Existing RCP @ Dock

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #011 - RFI 27: Existing RCP at Commercial Secondary

During subgrade preparation at South side of Commercial Secondary, an existing RCP was discovered at elevations shown in the attached document. The pipe was not identified in the contract documents, and its presence may impact the planned construction activities. As per Design team response, the concrete irrigation pipe has been abandoned and is no longer in use. Extents located beneath the building foundation must be removed and disposed of properly. Extents of this existing pipe, beneath pavement improvements, may be crushed in place if the existing top of pipe has a minimum of 1 foot vertical clearance to the bottom of the proposed pavement section.

ATTACHMENTS:

#	Budget Code	Description	Amount	
1	001.02-050.S	Bldg. Pad - Remove and dispose of 224 LF of RCP from building pad area, add select fill and compact. Haul off spoils	\$15,076.15	
Subtotal:			\$15,076.15	
Please revise percentages as previously discussed			Overhead (10.00% Applies to All Line Items):	\$1,507.62
			DWC Fee (5.00% Includes Cost Type (20)):	\$829.19
			Insurance (1.50% Applies to All Line Items):	\$261.19
			Bond (1.00% Applies to All Line Items):	\$176.74
			Grand Total:	\$17,850.89

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Gonzalez Enterprises, LLC
3309 W Alberta Rd
Edinburg, TX 78539 USA
ap@gonzalezenterprises.net



ADDRESS

D. Wilson Construction Company
PO Box 3455
1207 E. Pecan
McAllen, TX 78502

Bid Proposal 24-235-01

DATE 02/27/2025

EXPIRATION DATE 03/27/2025

UNIT

24-235 RFI #27

Pharr FY16 DAP- Agricultural Lab, Dock Expansion I & II

This item will be paid
using Item 496-6152
*Remove amount
from this PCO

ACTIVITY	QTY	RATE	AMOUNT
Construction Contract RCP removal and disposal	1	6,034.652	6,034.65
Construction Contract Excavation, Subgrade & Backfill	1	9,041.50	9,041.50
SUBTOTAL			15,076.15
TAX			0.00
TOTAL			\$15,076.15

Scope: removal & disposal of abandoned rcp within the building pad footprint as per RFI #27. All spoils will be hauled off. Preparation of subgrade and backfill according to project specification.

This item will be paid
via change order.
This amount should
be reflected in this
PCO. Please provide
price breakdown as
previously requested.

Accepted By

Accepted Date

Gonzalez Enterprises, LLC
3309 W Alberta Rd
Edinburg, TX 78539 USA
ap@gonzalezenterprises.net



ADDRESS

D. Wilson Construction Company
PO Box 3455
1207 E. Pecan
McAllen, TX 78502

Bid Proposal 24-235-01

DATE 02/27/2025

EXPIRATION DATE 03/27/2025

UNIT

24-235 RFI #27

ACTIVITY	QTY	RATE	AMOUNT
Construction Contract Remove & Dispose 224 LF of RCP from building pad area, select backfill and compact, haul off spoils	1	15,076.152	15,076.15
SUBTOTAL			15,076.15
TAX			0.00
TOTAL			\$15,076.15

Accepted By

Accepted Date



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573
F: (956) 686-3270

**Project: 24-235 Pharr FY16 DAP - Agricultural
Lab, Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #27: Existing RCP at Commercial Secondary

Status	Closed on 02/05/25		
To	Sabrina Alvarez (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC)	From	Shukan Bhakta (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Feb 3, 2025	Due Date	Feb 10, 2025
Location	Project Stage		
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings	1 of 1		
Received From	Shukan Bhakta (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldue-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Sabas Lopez (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Shukan Bhakta D Wilson Construction Company on Monday, Feb 3, 2025 at 03:03 PM CST During subgrade preparation at South side of Commercial Secondary, an existing RCP was discovered at elevations shown in the attached document. The pipe was not identified in the contract documents, and its presence may impact the planned construction activities. Please confirm if this RCP pipe is an active drainage line or an abandoned utility. Please confirm if this pipe is to be removed, relocated, or incorporated into the current design? If the pipe remains in place, please provide guidance on protective measures or modifications required to accommodate it. Attachments image1.jpeg, PHARR FY16 DAP EXISTING 24IN RCP.pdf
Official Response	Response from Shukan Bhakta D Wilson Construction Company on Wednesday, Feb 5, 2025 at 10:38 AM CST Response from Solveig Klassen, PE on 2/4/2025: Concrete Irrigation pipe has been abandoned and is no longer in use. Extents located beneath the building foundation must be removed and disposed of properly. Extents of this existing pipe, beneath pavement improvements, may be crushed in place if the existing top of pipe has a minimum of 1-foot vertical clearance to the bottom of the proposed pavement section. Attachments RFI #27 - Existing RCP at Commercial Secondary - Response.pdf



Request for Information Response

To: D. Wilson Construction
Attn. Shukan Bhakta, APM
1207 E Pecan Blvd,
McAllen, TX 78501

Date: 2/4/2025

From: Solveig Klassen, PE

AVO: 57325.002

RFI No.: 027

Email: sklassen@halff.com

Project: Pharr FY16 DAP - Agricultural Lab, Dock
Expansion I & II

Subject: RFI #27 - Existing RCP at Commercial Secondary

☐ Letter dated:

☒ Email dated: 2/3/2025

☐ Phone call dated:

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST

1. Refer to the attached RFI Provided by D. Wilson Construction.

ANSWER

2. Concrete Irrigation pipe has been abandoned and is no longer in use. Extents located beneath the building foundation must be removed and disposed of properly. Extents of this existing pipe, beneath pavement improvements, may be crushed in place if the existing top of pipe has a minimum of 1-foot vertical clearance to the bottom of the proposed pavement section.

Answered by: Solveig Klassen, PE

COPIES: ☐ File ☒ Owner ☒ Contractor ☐ Other

Attachments: Original RFI Documents Provided by Brownstone

RFI detail

#27 Existing RCP at Commercial Secondary



Status	Open In Review
Created on	Feb 3, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Rolando Ayala
Due date	Feb 10, 2025

Question

-

References and Attachments

Files (1)

- [27 - Item - Existing RCP at Commercial Secondary.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External id

-

Co-reviewer(s)

Activities	By	At
Sabrina Alvarez added a reference to a File 27 - Item - Existing RCP at Commercial Secondary.pdf	Sabrina Alvarez	Feb 3, 2025, 3:23 PM CST
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to Rolando Ayala .	Sabrina Alvarez	Feb 3, 2025, 3:23 PM CST



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573
F: (956) 686-3270

**Project: 24-235 Pharr FY16 DAP - Agricultural
Lab, Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

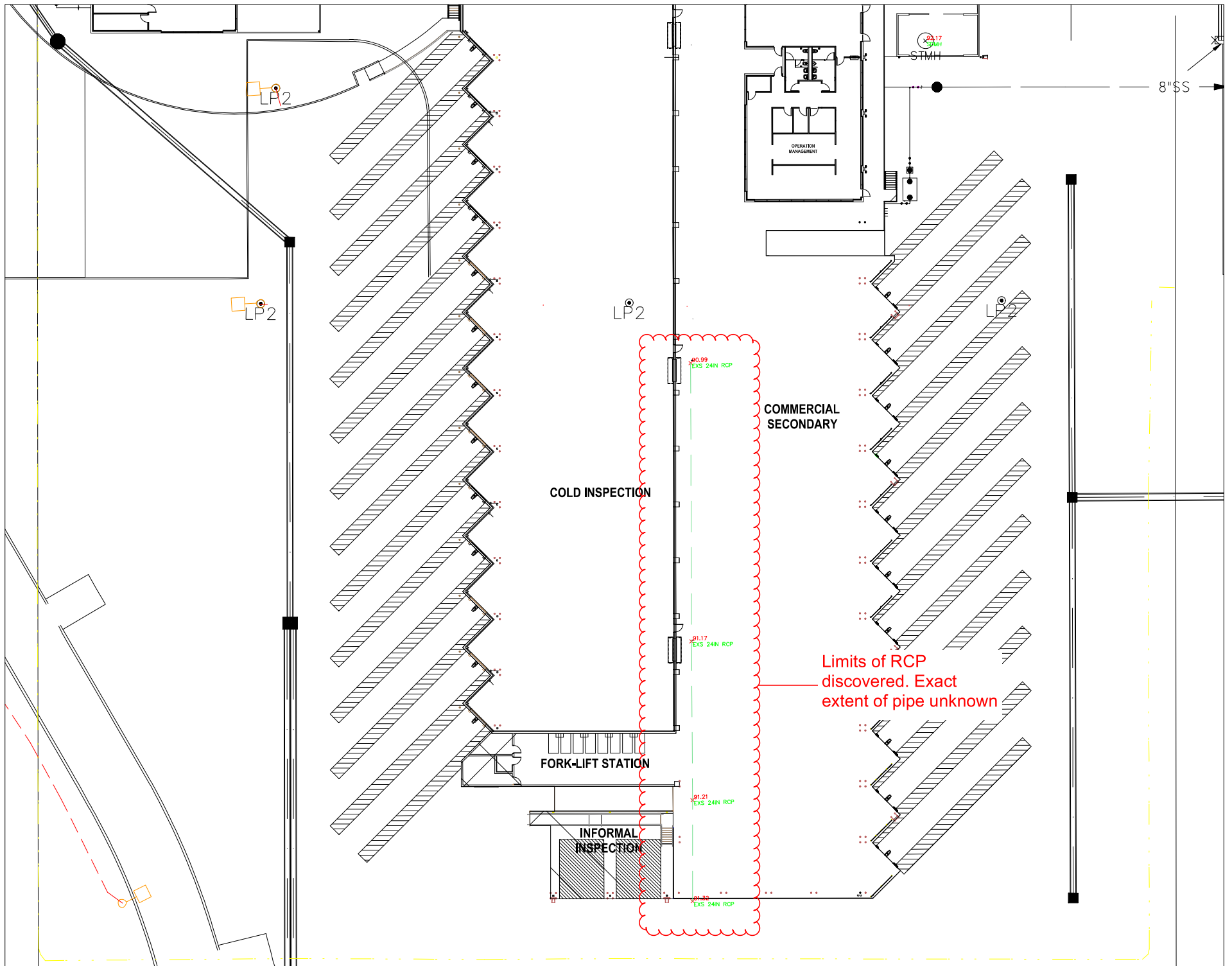
RFI #27: Existing RCP at Commercial Secondary

Status	Open		
To	Sabrina Alvarez (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC)	From	Shukan Bhakta (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Feb 3, 2025	Due Date	Feb 10, 2025
Location	Project Stage		
Cost Impact	Yes (Unknown)	Schedule Impact	Yes (Unknown)
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Shukan Bhakta (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldue-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Sabas Lopez (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Shukan Bhakta D Wilson Construction Company on Monday, Feb 3, 2025 at 03:03 PM CST During subgrade preparation at South side of Commercial Secondary, an existing RCP was discovered at elevations shown in the attached document. The pipe was not identified in the contract documents, and its presence may impact the planned construction activities. Please confirm if this RCP pipe is an active drainage line or an abandoned utility. Please confirm if this pipe is to be removed, relocated, or incorporated into the current design? If the pipe remains in place, please provide guidance on protective measures or modifications required to accommodate it. Attachments image1.jpeg, PHARR FY16 DAP EXISTING 24IN RCP.pdf
-----------------	---

Awaiting an Official Response







PCO #015 Rev

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #015 Rev: RFI 67: Steel Casing Credit

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	015 Rev / 2	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/7/2025
REFERENCE:	RFI 67	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	0 days	TOTAL AMOUNT:	(\$11,772.00)

POTENTIAL CHANGE ORDER TITLE: RFI 67: Steel Casing Credit

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #022 - RFI 67: Credit Steel Casing 24LF - Line Item 7266-6036

As per RFI 67 Response, Omit 24 LF of 16" steel casing at sanitary sewer line will result in an under run to the Line Item 7266-6036 Encasement Pipe. Based on the existing elevation data, the design team has identified utility conflicts in the vicinity of the Agricultural Lab Parking Lot. These conflicts involve the existing duct bank, existing sewer line, proposed/existing waterlines, and the proposed storm sewer system. To address these conflicts, the design team has provided revised plans that modify the layout of the proposed storm sewer system and waterlines.

Clarification Note:

The following plan sheets were previously issued under ASI #12 and are included here due to their relevance to the storm sewer system:

- C-205 – Enlarged Grading Plan
- C-304 – Enlarged Drainage Plan
- C-305 – Drainage Profiles

Additionally, the following plan sheet has been recently revised to address the water and sewer crossing and proximity:

- C-402 – Enlarged Utility Plan

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	As per RFI 67 - there will be an under run of 24' of 16-inch steel casing Line Item 7266-6036 Encasement Pipe	\$(11,772.00)
Grand Total:			\$(11,772.00)

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

 10/27/2025
SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #015 Rev

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #015 Rev: RFI 67: Steel Casing Credit

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	015 Rev / 1	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/7/2025
REFERENCE:	RFI 67	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	0 days	TOTAL AMOUNT:	(\$11,772.00)

POTENTIAL CHANGE ORDER TITLE: RFI 67: Steel Casing Credit

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #022 - RFI 67: Credit Steel Casing 24LF - Line Item 7266-6036

As per RFI 67 Response, Omit 24 LF of 16" steel casing at sanitary sewer line will result in an under run to the Line Item 7266-6036 Encasement Pipe. RFI 67 Response: Based on the feedback provided from the City of Pharr Utilities representative during their inspection, we take no exception to proceeding without installing the steel casing around the existing sanitary sewer line indicated in the provided drawings. The waterline and sewer line must comply with the provisions of TAC 30, Chapter 217.53 (d (7)). Additionally, credit for the 24' of 16-inch steel casing will be anticipated. It is the responsibility of the contractors to ensure that no conflict has been or will be created between the waterline and the storm sewer system. Any necessary remedy to adjust the waterline or storm sewer system will be provided at no additional cost to the owner if a conflict has been created.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	As per RFI 67 - there will be an under run of 24' of 16-inch steel casing Line Item 7266-6036 Encasement Pipe	\$(11,772.00)
Grand Total:			\$(11,772.00)

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #67: Steel Casing

Status	Closed on 09/04/25		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 6, 2025	Due Date	Jun 13, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings	C-402		
Received From	Roberto Villela (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldua-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Emiliano Larios D Wilson Construction Company on Friday, Jun 6, 2025 at 11:56 AM CDT Per Civil Drawing C-402, a steel casing is called out for the existing 8" sanitary sewer. However, during an on-site walk with the City of Pharr Public Utilities representative, it was suggested that the casing may not be necessary due to the vertical separation between the new 8" water line and the existing sanitary sewer line. Since the proposed 8" water line is being installed above the existing sanitary sewer, the City does not anticipate a conflict that would require the casing. Please confirm if the construction team is permitted to proceed without installing the steel casing for the existing 8" sanitary sewer Per meeting held with Brownstone, D. Wilson, and the design team on 6/11/2025: D. Wilson has provided the existing elevations currently present at the job site. Please see the attached PDF and verify the required slope for the storm line based on the existing elevations. Kindly review and provide clarification and direction. Attachments RFI 67 - Steel Casing REV1.pdf, RFI 67 - Steel Casing.pdf
-----------------	--

Official Response**Response from Emiliano Larios D Wilson Construction Company on Thursday, Sep 4, 2025 at 01:10 PM CDT****Response from Benjamin A. Luna, PE on 9/3/2025:**

Based on the existing elevation data, the design team has identified utility conflicts in the vicinity of the Agricultural Lab Parking Lot. These conflicts involve the existing duct bank, existing sewer line, proposed/existing waterlines, and the proposed storm sewer system. To address these conflicts, the design team has provided revised plans that modify the layout of the proposed storm sewer system and waterlines.

Clarification Note:

The following plan sheets were previously issued under ASI #12 and are included here due to their relevance to the storm sewer system:

- C-205 – Enlarged Grading Plan
- C-304 – Enlarged Drainage Plan
- C-305 – Drainage Profiles

Additionally, the following plan sheet has been recently revised to address the water and sewer crossing and proximity:

- C-402 – Enlarged Utility Plan

Attachments

[RFI #67 - Steel Casing - Rev.2 - Response.pdf](#)

CHANGE ORDER WORKSHEET

PROJECT: 24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion 07/07/25
 DESCRIPTION: PCO 15 RFI 67 - Omit Casing

SPEC	DESCRIPTION	SUBCONTRACTOR	QTY	UNIT	AMOUNT	EXTENSION
01-000	GENERAL CONDITIONS					
					\$	-
				Subtotal	\$	-
02-000	SITework					
7266-6036	Encasement Pipe not rec	IOC	-24	LF	\$ 490.500	\$ (11,772.00)
				Subtotal	\$	(11,772.00)
03-000	CONCRETE					
				Subtotal	\$	-
04-000	MASONRY					
				Subtotal	\$	-
05-000	STRUCTURAL STEEL					
				Subtotal	\$	-
06-000	CARPENTRY & MILLWORK					
				Subtotal	\$	-
07-000	MOISTURE PROTECTION					
				Subtotal	\$	-
08-000	DOORS & WINDOWS					
				Subtotal	\$	-
09-000	FINISHES					
				Subtotal	\$	-
10-000	SPECIALTIES					
						\$0.00
				Subtotal	\$	-
15-000	HVAC & PLUMBING					
				Subtotal	\$	-
16-000	Electrical					
				Subtotal	\$	-
				Combined Cost	\$	(11,772.00)

Comments / Clarifications:

RFI 67 Response - Per the City of Pharr, encasement of sanitary sewer line not required.

Cost (\$11,772.00)

Overhead

Bond 1%

Change Proposal Total (\$11,772.00)



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #67: Steel Casing

Status	Closed on 06/11/25		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 6, 2025	Due Date	Jun 13, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Roberto Villela (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question

Question from Emiliano Larios D Wilson Construction Company on Friday, Jun 6, 2025 at 11:56 AM CDT

Per Civil Drawing C-402, a steel casing is called out for the existing 8" sanitary sewer. However, during an on-site walk with the City of Pharr Public Utilities representative, it was suggested that the casing may not be necessary due to the vertical separation between the new 8" water line and the existing sanitary sewer line. Since the proposed 8" water line is being installed above the existing sanitary sewer, the City does not anticipate a conflict that would require the casing. Please confirm if the construction team is permitted to proceed without installing the steel casing for the existing 8" sanitary sewer

Attachments

[RFI 67 - Steel Casing.pdf](#)

Official Response

Response from Emiliano Larios D Wilson Construction Company on Wednesday, Jun 11, 2025 at 09:19 AM CDT

Response from Benjamin A. Luna on 6/10/2025:

Based on the feedback provided from the City of Pharr Utilities representative during their inspection, we take no exception to proceeding without installing the steel casing around the existing sanitary sewer line indicated in the provided drawings. The waterline and sewer line must comply with the provisions of TAC 30, Chapter 217.53 (d (7)). Additionally, credit for the 16-inch steel casing will be anticipated. It is the responsibility of the contractors to ensure that no conflict has been or will be created between the waterline and the storm sewer system. Any necessary remedy to adjust the waterline or storm sewer system will be provided at no additional cost to the owner if a conflict has been created.

Attachments

[RFI #67 - Steel Casing - Response.pdf](#)



Request for Information Response

To: D. Wilson Construction
Attn. Shukan Bhakta, APM
1207 E Pecan Blvd,
McAllen, TX 78501

Date: 6/10/2025

From: Benjamin A. Luna, PE

AVO: 57325.002 **RFI No.:** 67

Email: bluna@halff.com

Project: Pharr FY 16 DAP – Agricultural Lab,
Dock Expansion I & II

Subject: Steel Casing

☐ Letter dated:

☒ Email dated: 6/6/2025

☐ Phone call dated:

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST

Per Civil Drawing C-402, a steel casing is called out for the existing 8" sanitary sewer. However, during an on-site walk with the City of Pharr Public Utilities representative, it was suggested that the casing may not be necessary due to the vertical separation between the new 8" water line and the existing sanitary sewer line. Since the proposed 8" water line is being installed above the existing sanitary sewer, the City does not anticipate a conflict that would require the casing. Please confirm if the construction team is permitted to proceed without installing the steel casing for the existing 8" sanitary sewer.

ANSWER

Based on the feedback provided from the City of Pharr Utilities representative during their inspection, we take no exception to proceeding without installing the steel casing around the existing sanitary sewer line indicated in the provided drawings. The waterline and sewer line must comply with the provisions of TAC 30, Chapter 217.53 (d)(7). Additionally, credit for the 16-inch steel casing will be anticipated. It is the responsibility of the contractors to ensure that no conflict has been or will be created between the waterline and the storm sewer system. Any necessary remedy to adjust the waterline or storm sewer system will be provided at no additional cost to the owner if a conflict has been created.



Answered by: Benjamin A. Luna

COPIES: ☐ File ☒ Owner ☒ Owner ☐ Other

Attachments: Original RFI Document Provided by Brownstone.

Sheet No. C-402: Enlarged Utility Plan

RFI detail

#67 Steel Casing



Status	Open In Review
Created on	Jun 6, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Rolando Ayala
Due date	Jun 20, 2025

Question

-

References and Attachments

Files (1)

- [67 - Item - Steel Casing.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External ID	-
Co-reviewer(s)	-

Activities	By	At
Sabrina Alvarez added a reference to a File 67 - Item - Steel Casing.pdf	Sabrina Alvarez	Jun 6, 2025, 1:08 PM CDT
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to Rolando Ayala .	Sabrina Alvarez	Jun 6, 2025, 1:08 PM CDT



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #67: Steel Casing

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 6, 2025	Due Date	Jun 13, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Roberto Villela (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question

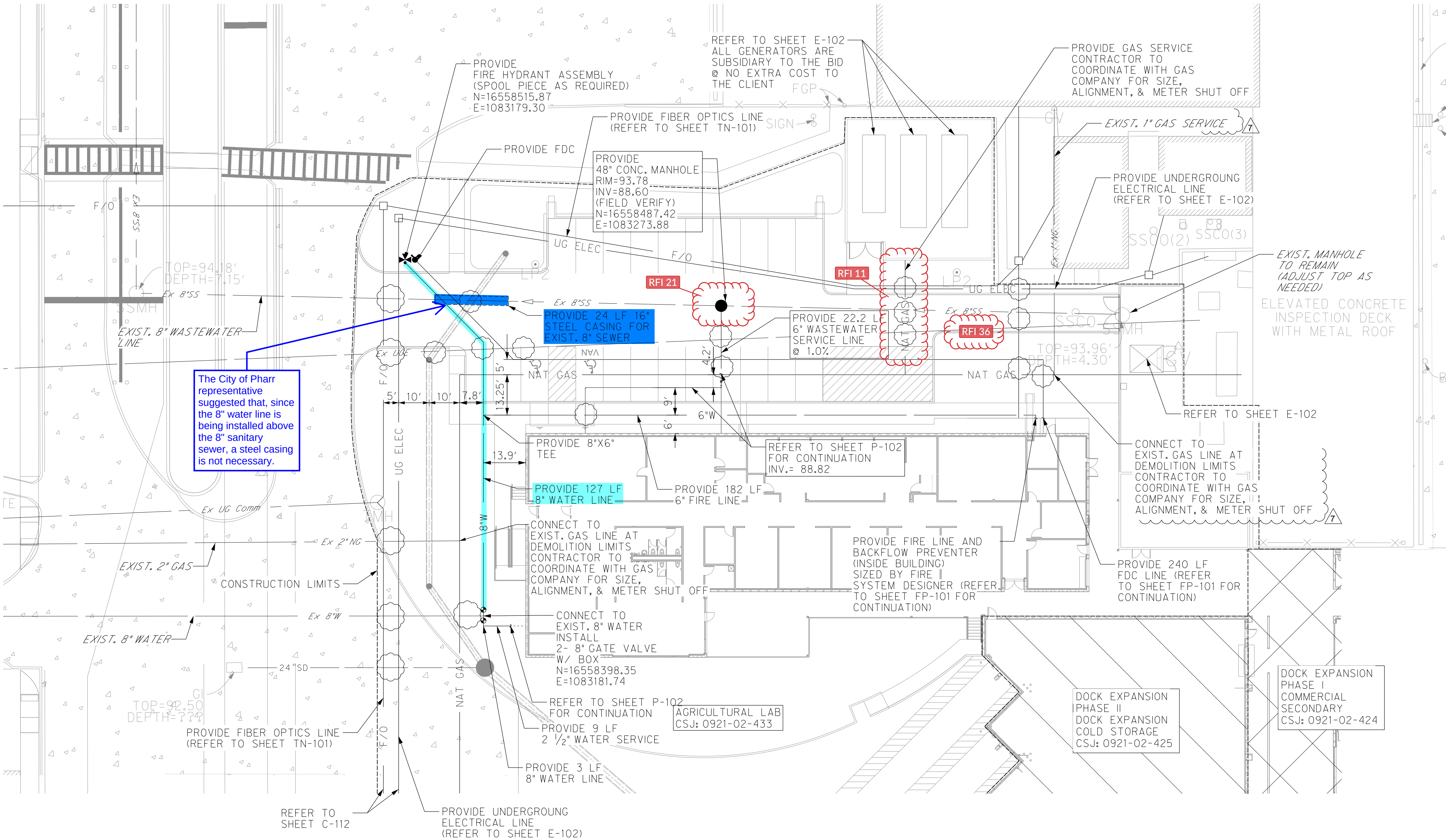
Question from Emiliano Larios D Wilson Construction Company on Friday, Jun 6, 2025 at 11:56 AM CDT

Per Civil Drawing C-402, a steel casing is called out for the existing 8" sanitary sewer. However, during an on-site walk with the City of Pharr Public Utilities representative, it was suggested that the casing may not be necessary due to the vertical separation between the new 8" water line and the existing sanitary sewer line. Since the proposed 8" water line is being installed above the existing sanitary sewer, the City does not anticipate a conflict that would require the casing. Please confirm if the construction team is permitted to proceed without installing the steel casing for the existing 8" sanitary sewer

Attachments

[RFI 67 - Steel Casing.pdf](#)

Awaiting an Official Response



ENLARGED UTILITY PLAN

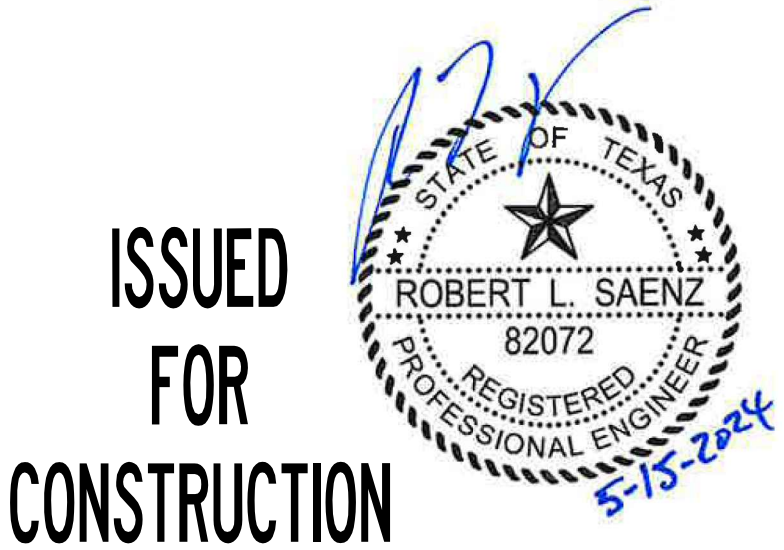


REVISION LOG				SHEET 1 OF 1			
NO.	DATE	DESCRIPTION	DN	CONT	SECT	JOB	HIGHWAY
1	11/13/2024	ASI 001	CK DN	921	02	424.425.433	PHARR INT. BRIDGE
7	4/18/2025	ASI 007 RFI #17	CK DW: RD			COUNTY	SHEET NO.
			TR	PHR		HIDALGO	C-402

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7017-6004	SANITARY SEWER (8IN) (PVC)(C900)	LF	23
7017-6005	SANITARY SEWER (8IN) (PVC)(C900)	LF	0
7017-6051	MANHOLE (SANITARY SEWER) (4' DIA)	EA	1
7017-6015	SANITARY SEWER (4 IN) (PVC) (SDR 26)	LF	0
7017-6200	YARD CLEAN OUTS	EA	0
7017-6201	SAND/OIL SEPARATOR	EA	0
7112-6042	BOX, MISC VALVES, FITTINGS	EA	1
7112-6043	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	EA	1
7112-6044	VAULT, MISC VALVES, FITTINGS	EA	1
7266-6036	ENCASEMENT PIPE (16")	LF	24

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7112-6002	PRESSURE WATER PIPE C-900 DR-18 PVC (8")	LF	127
7112-6003	PRESSURE WATER PIPE C-900 DR-18 PVC (6")	LF	182
7112-6004	CONNECT TO EXISTING WATER LINE (8")	EA	1
7112-6011	GATE VALVE W/ BOX ASSEMBLY (8")	EA	2
7112-6015	FIRE HYDRANT, VALVE & ASSEMBLY	EA	1
7049-6373	SERVICE LINE (SHORT SIDE)(2-1/2" TO 4")	LF	9
7112-6041	COMPOUND WATER METER 2-1/2" DIA	EA	1
7112-6046	4" FDC LINE	LF	240
7112-6045	FREE STANDING FDC	EA	1

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7401-6006	GAS PIPE 2" DIA.	LF	288



GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov



PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
ENLARGED UTILITY PLAN



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #67: Steel Casing

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 6, 2025	Due Date	Jun 13, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Roberto Villela (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question

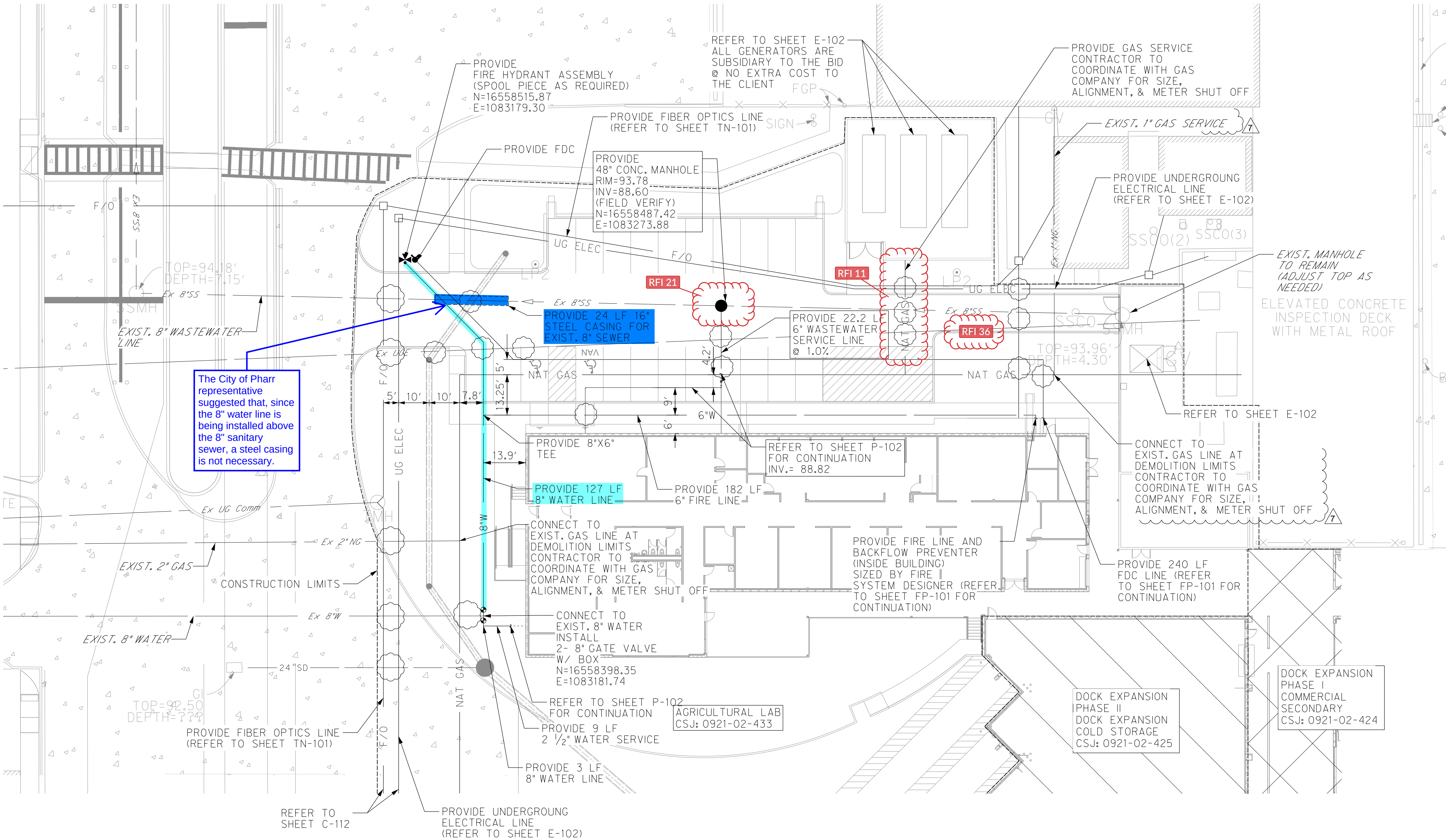
Question from Emiliano Larios D Wilson Construction Company on Friday, Jun 6, 2025 at 11:56 AM CDT

Per Civil Drawing C-402, a steel casing is called out for the existing 8" sanitary sewer. However, during an on-site walk with the City of Pharr Public Utilities representative, it was suggested that the casing may not be necessary due to the vertical separation between the new 8" water line and the existing sanitary sewer line. Since the proposed 8" water line is being installed above the existing sanitary sewer, the City does not anticipate a conflict that would require the casing. Please confirm if the construction team is permitted to proceed without installing the steel casing for the existing 8" sanitary sewer

Attachments

[RFI 67 - Steel Casing.pdf](#)

Awaiting an Official Response



ENLARGED UTILITY PLAN

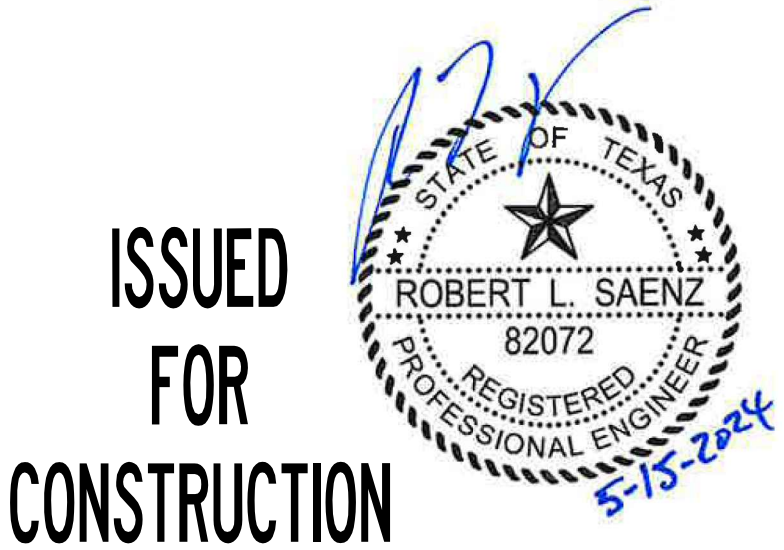


REVISION LOG				SHEET 1 OF 1			
NO.	DATE	DESCRIPTION	DN	CONT	SECT	JOB	HIGHWAY
1	11/13/2024	ASI 001	CK DN	921	02	424.425.433	PHARR INT. BRIDGE
7	4/18/2025	ASI 007 RFI #17	CK DN: RD			COUNTY	SHEET NO.
			TR	PHR		HIDALGO	C-402
			CK TR				

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7017-6004	SANITARY SEWER (8IN) (PVC)(C900)	LF	23
7017-6005	SANITARY SEWER (8IN) (PVC)(C900)	LF	0
7017-6051	MANHOLE (SANITARY SEWER) (4' DIA)	EA	1
7017-6015	SANITARY SEWER (4 IN) (PVC) (SDR 26)	LF	0
7017-6200	YARD CLEAN OUTS	EA	0
7017-6201	SAND/OIL SEPARATOR	EA	0
7112-6042	BOX, MISC VALVES, FITTINGS	EA	1
7112-6043	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	EA	1
7112-6044	VAULT, MISC VALVES, FITTINGS	EA	1
7266-6036	ENCASEMENT PIPE (16")	LF	24

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7112-6002	PRESSURE WATER PIPE C-900 DR-18 PVC (8")	LF	127
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7112-6011	GATE VALVE W/ BOX ASSEMBLY (8")	EA	2
7112-6015	FIRE HYDRANT, VALVE & ASSEMBLY	EA	1
7049-6373	SERVICE LINE (SHORT SIDE)(2-1/2" TO 4")	LF	9
7112-6041	COMPOUND WATER METER 2-1/2" DIA	EA	1
7112-6046	4" FDC LINE	LF	240
7112-6045	FREE STANDING FDC	EA	1

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7401-6006	GAS PIPE 2" DIA.	LF	288



GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov



5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
ENLARGED UTILITY PLAN



PCO #018

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #018: CE #027 - RFI 77 Landscape & Irrigation Credit

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	018 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:		CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/17/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	(\$100,280.00)

POTENTIAL CHANGE ORDER TITLE: CE #027 - RFI 77 Landscape & Irrigation Credit

CHANGE REASON: No Change Reason

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #027 - RFI 77 Landscape & Irrigation Credit

As per response to RFI 77, provide a credit for all landscaping & Irrigation. Top Soil, drill seeding and vegetative watering to remain in contract.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-900.S	As per RFI 77 - Line Item 164-6100 Landscaping and Irrigation Scope is to be omitted from this project. Provide a credit for all Landscaping and irrigation. Topsoil, drill seeding and vegetative watering to remain in contract scope.	\$(100,280.00)
Subtotal:			\$(100,280.00)
Overhead and Profit (0.00% Includes Cost Type (20)):			\$0.00
Bond (0.00% Applies to All Line Items):			\$0.00
Grand Total:			\$(100,280.00)

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502


SIGNATURE 08/05/2025
DATE


SIGNATURE 8/6/2025
DATE

SIGNATURE DATE



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #77: Landscaping & Irrigation

Status	Closed on 07/08/25		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 30, 2025	Due Date	Jul 7, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	C-007	Reference	
Linked Drawings	C-007		
Received From	Pilar Anzaldúa-Garza (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Emiliano Larios D Wilson Construction Company on Monday, Jun 30, 2025 at 05:15 PM CDT Currently, there is an allowance for Landscaping and Irrigation. On sheet C-007, there is a line item 164-6100 "Landscaping & Irrigation," which is listed as a Lump Sum. However, the construction documents do not show any designated areas for landscaping or irrigation. Please advise how to proceed. Will the design team be issuing a revised plan identifying the areas for landscaping and irrigation, or should a credit be issued for this item? Attachments RFI 77 - Landscaping & Irrigation.pdf
Official Response	Response from Emiliano Larios D Wilson Construction Company on Tuesday, Jul 8, 2025 at 11:52 AM CDT Response from Benjamin A. Luna, PE on 7/8/2025: No revised plans will be provided to identify areas for Landscaping and Irrigation. A credit should be provided for this item. Attachments RFI #77 - Landscaping & Irrigation - Response.pdf



Request for Information Response

To: D. Wilson Construction
Attn. Shukan Bhakta, APM
1207 E Pecan Blvd,
McAllen, TX 78501

Date: 7/8/2025

From: Benjamin A. Luna, PE

AVO: 57325.002 **RFI No.:** 77

Email: bluna@halff.com

Project: Pharr FY 16 DAP – Agricultural Lab,
Dock Expansion I & II

Subject: Landscaping & Irrigation

☐ Letter dated:

☒ Email dated: 7/1/2025

☐ Phone call dated:

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST

Currently, there is an allowance for Landscaping and Irrigation. On sheet C-007, there is a line item 164-6100 "Landscaping & Irrigation," which is listed as a Lump Sum. However, the construction documents do not show any designated areas for landscaping or irrigation. Please advise how to proceed. Will the design team be issuing a revised plan identifying the areas for landscaping and irrigation, or should a credit be issued for this item?

ANSWER

No revised plans will be provided to identify areas for Landscaping and Irrigation. A credit should be provided for this item.

Answered by: Benjamin A. Luna, PE

COPIES: ☐ File ☒ Owner ☒ Owner ☐ Other

Attachments: Original RFI Document Provided by Brownstone.

RFI detail

#77 Landscaping & Irrigation



Status	Open In Review
Created on	Jul 1, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Rolando Ayala
Due date	Jul 8, 2025

Question

-

References and Attachments

Files (1)

- [77 - Item - Landscaping & Irrigation.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External ID	-
Co-reviewer(s)	-

Activities	By	At
Sabrina Alvarez added a reference to a File 77 - Item - Landscaping & Irrigation.pdf	Sabrina Alvarez	Jul 1, 2025, 8:15 AM CDT
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to Rolando Ayala .	Sabrina Alvarez	Jul 1, 2025, 8:15 AM CDT



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #77: Landscaping & Irrigation

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 30, 2025	Due Date	Jul 7, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	C-007	Reference	
Linked Drawings			
Received From	Pilar Anzaldua-Garza (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldua-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question

Question from Emiliano Larios D Wilson Construction Company on Monday, Jun 30, 2025 at 05:15 PM CDT

Currently, there is an allowance for Landscaping and Irrigation. On sheet C-007, there is a line item 164-6100 "Landscaping & Irrigation," which is listed as a Lump Sum. However, the construction documents do not show any designated areas for landscaping or irrigation. Please advise how to proceed. Will the design team be issuing a revised plan identifying the areas for landscaping and irrigation, or should a credit be issued for this item?

Attachments

[RFI 77 - Landscaping & Irrigation.pdf](#)

Awaiting an Official Response

ESTIMATE QUANTITY AGRICULTURAL LAB CSJ: 0921-02-433					
ITEM CODE		DESCRIPTION	UNIT	TOTAL	
ITEM CODE	DESC. CODE			EST.	FINAL
100	6002	PREPARING ROW	AC	7	
104	6001	REMOVING CONC (PAV)	SY	6080	
104	6015	REMOVING CONC (SIDEWALKS)	SY	28	
104	6022	REMOVING CONC (CURB AND GUTTER)	LF	1450	
110	6001	EXCAVATION	CY	6546	
132	6006	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	4335	
160	6003	FURNISHING AND PLACING TOPSOIL (4")	SY	4975	
164	6027	CELL FBR MCH SEED (PERM) (URBAN) (CLAY)	SY	75	
164	6100	LANDSCAPING & IRRIGATION	LS	1	
168	6001	VEGETATIVE WATERING	MG	50	
216	6001	PROOF ROLLING	HR	20	
260	6043	LIME (HYD, COM OR QK)(SLURRY)	TON	761	
260	6084	LIME TRT (SUBGRADE) (12")	SY	21774	
292	6004	ASPHALT STAB BASE (GR 2)(PG 76)	TON	744	
310	6009	PRIME COAT (MC-30)	GAL	4355	
3076	6050	D-GR HMA TY-D SAC-B PG76-22	TON	6066	
360	6001	CONC PVMT (CONT REINF - CRCP) (7")	SY	1050	
360	6015	CONC PVMT (CONT. REINF - CRCP) (12 1/2")	SY	20652	
400	6007	CUT & RESTORE CONC PAVING	SY	520	
402	6001	TRENCH EXCAVATION PROTECTION	LF	1828	
420	6007	CL A CONC (FLUME)	CY	2	
423	6050	SLAB ON GRADE 6" (COMPLETE) W/FORMS, FILL, REINF, FINISH	SF	1260	
423	6051	CONC PADS FOR EMERG GENERATORS - 12' THICK	SF	715	
423	6052	CONC STRIP FOOTING (1'-6" X 2'-6" DEPTH)	CY	35	
423	6053	CONC STRIP FOOTING (4'-0" X 3'-2" DEPTH)	CY	6	
423	6054	CMU WALL (8") W/ REINF, CLN & PT 2-S (SHAFOLDING)	SF	1790	
442	6040	METAL GRATING WALKWAYS, STEPS, & RAILING (EM GEN)	SF	120	
464	6017	RC PIPE (CL IV) (18IN)	LF	164	
464	6018	RC PIPE (CL IV) (24IN)	LF	1495	
464	6019	RC PIPE (CL IV) (30IN)	LF	83	
465	6002	MANH (COMPL) (PRM) (48IN)	EA	1	
465	6004	MANH (COMPL) (PRM) (72IN)	EA	1	
465	6127	INLET (COMPL) (PSL) (FG) (4FTX4FT-3FTX3FT)	EA	5	
465	6137	INLET (COMPL) (PSL) (FG) (5FTX6FT-3FTX3FT)	EA	2	
465	6700	CONNECT TO EXISTING INLET/STORM LINE	EA	3	
467	6388	SET (TY II) (24IN) (RCP) (3:1)	EA	3	
496	6002	REMOV STR (INLET)	EA	2	
496	6018	REMOV STR (CONC)	EA	6	
496	6201	REMOV STR (TEL/COMM DUCTBANK UNDERGROUND)	LF	1088	
496	6202	REMOV STR (TEL/COMM MANHOLE)	EA	1	
496	6150	REMOV STR (WATER MAIN) (8")	LF	556	
496	6151	REMOV STR (STORM SEWER)	LF	535	
496	6152	REMOV STR (GAS MAIN)	LF	673	
496	6153	REMOV STR (ELECTRICAL DUCTBANK UNDERGROUND)	LF	1883	
496	6154	REMOV STR (ELECTRICAL BOX)	EA	4	
496	6155	REMOV STR (SITE POLE LITE)	EA	4	
500	6001	MOBILIZATION	LS	1	
502	6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	22	
506	6020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	700	
506	6024	CONSTUCTION EXITS (REMOVE)	SY	700	
506	6038	TEMP SEDMT CONT FENCE (INSTALL)	LF	1350	
506	6039	TEMP SEDMT CONT FENCE (REMOVE)	LF	1350	
506	6047	TEMP SDMT CONT FENCE (INLET PROTECTION) (INSTALL)	LF	196	
506	6047	TEMP SDMT CONT FENCE (INLET PROTECTION) (REMOVE)	LF	196	
506	6060	EROSION CONTROL MAINTENANCE	MO	18	
529	6005	CONC CURB (MONO) (TY II)	LF	1542	
531	6001	CONC SIDEWALKS (4")	SY	235	
531	6004	CURB RAMPS (TY 1)	EA	1	
531	6005	CURB RAMPS (TY 2)	EA	2	
550	6008	CHAIN LINK FENCE (INSTALL) (8') GALV SL, 6 GA., 2" POSTS @ 10' OC, INCL BASE	LF	1905	
550	6040	CHAIN LINK FENCE (INSTALL) (8') GALV SL, 6 GA., POSTS INCL BASE	EA	1	

ESTIMATE QUANTITY AGRICULTURAL LAB CSJ: 0921-02-433					
ITEM CODE		DESCRIPTION	UNIT	TOTAL	
ITEM CODE	DESC. CODE			EST.	FINAL
618	6033	2-4" PVC CONDUITS, F/0" 12 STRAND, 100 PR CAT 6 CUC CA. CONC ENCASEMENT. & EXCAV, BF, CMPT	LF	1723	
618	6034	4" PVC CONDUIT, 100 PR CAT 6 CU CA. CONC ENCASEMENT. & EXCAV, BF, CMPT	LF	1600	
636	6002	ALUMINUM SIGNS (TY G)	SF	24	
644	6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	2	
666	6309	RE PM W/RET REQ TY I (W) 6" (SLD) (100 MIL)	LF	11052	
666	6356	REFL PAV MRK TY II (R&W) 6" (FIRE LANE)	LF	3500	
668	6055	RE PM TY B (ACC PRK) (BL&WH) (W/BORDER) LG	EA	2	
690	6027	REMOVAL OF SIGNAL RELATED SIGNS	EA	10	
690	6127	REMOVE LUMINAIRE POLE	EA	4	
4122	6050	HDPE (18 IN) STORM SEWER LINE	LF	150	
4122	6051	HDPE STORM DRAIN BASIN	EA	3	
5008	6001	WHEEL STOPS	EA	2	
5084	6001	FIXED BOLLARD	EA	30	
6500	6001	STNLS STL WALL MTD PULL BOX (3'X3'X3')	EA	1	
6500	6002	H-SERIES POLYMER PULL BOX (4'X4'X4')	EA	5	
6500	6003	CONNECT TO EXISTING COMM DUCTBANK & PROTECT EXISTING	LS	1	
6500	6004	UTILITY TRANSFORMER, 480/277V, 3-PH, 4-W SECY	EA	1	
6500	6005	ELECT METER	EA	1	
6500	6006	GROUND ROD (COMPLETE)	EA	1	
6500	6007	800A4 - 2/4" COND - 4-600 KMIL, #1/O 89600) 2(1/O) 2(4")	LF	125	
6500	6008	1600A4 - 4/4" COND - 4-600 KML, #4/O 16(600) 4(4/O) 4(4")	LF	75	
6500	6009	RELOCATE EXISTING ELECTRICAL SERVICE EQUIPMENT. DISCONNECT CONDUIT FROM ENCLOSED CIRCUIT BREAKER. SAW CONC SLAB TO REMOVE UNGRD CONDUIT. VERIFY EQUIP BEING FED. WORK TO BE DONE DURING NON-OPERATING HOURS. DEMOLITION OF STORAGE BLDG APPROX 400SF. DEMO CMU WALL. SITE IMPROVEMENTS: CMU WALL, CONC SLAB & FOUNDATION, UTILITTY YARD GATE 12'W X 7' HI-GALV SQ POSTS, 2" CORR METAL PNLS	LS	1	
7017	6004	SANITARY SEWER (6") (PVC) (C900)	LF	23	
7017	6005	SANITARY SEWER (8 IN) (PVC) (C900)	LF	210	
7017	6015	SANITARY SEWER (4 IN) (PVC) (C900)	LF	6	
7017	6051	MANHOLE (SAN SEWER) (4' DIA)	EA	3	
7017	6200	YARD CLEAN OUTS	EA	8	
7017	6201	SAND/OIL SEPARATOR	EA	1	
7112	6002	PRESSURE WTR PIPE C-900 DR-18 PVC 8"	LF	127	
7112	6003	PRESSURE WTR PIPE C-900 DR-18 PVC 6"	LF	486	
7112	6004	CONNECT TO EXISTING WATER LINE 8"	EA	2	
7112	6011	GATE VALVE W/ BOX ASSEMBLY 8"	EA	2	
7112	6015	FIRE HYDRANT, VALVE & ASSEMBLY	EA	2	
7049	6373	SERVICE LINE (SHORT SIDE)(2-1/2" TO 4")	LF	9	
7112	6041	COMPOUND WATER METER 2-1/2" DIA	EA	1	
7112	6042	BOX, MISC VALVES, FITTINGS	EA	1	
7112	6043	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	LS	1	
7112	6044	VAULT, MISC VALVES, FITTINGS	LS	1	
7112	6045	FREE STANDING FDC	EA	1	
7112	6046	4" FDC LINE	LF	240	
7266	6036	ENCASEMENT PIPE (16")	LF	24	
7400	6001	ACID WASTE PIPE 3" DIA.	LF	25	
7400	6002	ACID WASTE PIPE 4" DIA.	LF	75	
7400	6003	ACID WASTE SAMPLE WELL	EA	2	
7401	6001	GAS PIPE 1/2" DIA.	LF	225	
7401	6002	GAS PIPE 3/4" DIA.	LF	150	
7401	6003	GAS PIPE 1" DIA.	LF	200	
7401	6005	GAS CONNECTIONS	LS	1	
7401	6006	GAS PIPE 2" DIA.	LF	1423	
9700	6003	AGRICULTURAL LAB BUILDING (COMPLETE)	LS	1	

half

April 18, 2025

57325.002

ASI 007

Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II

City of Pharr

GSA & CBP

TxDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

C-007

• Increase in quantity for Item 496 6152 – REMOV STR (GAS MAIN) from 620 Linear Feet to 673 Linear Feet.

• Decrease in quantity for Item 7401 6006 – GAS PIPE 2" DIA. From 1444 Linear Feet to 1423 Linear Feet.

C-012

• Increase in quantity for Item 496 6152 – REMOV STR (GAS MAIN) from 620 Linear Feet to 673 Linear Feet.

• The existing gas line servicing the generator located east of the Ag Building has been shifted southward to more accurately depict the location of this gas line.

C-002

• Clarification to connect existing gas lines servicing the existing building and generator to the proposed 2" gas line. Refer to RFI #17 response for additional information.

• Decrease in quantity for Item 7401 6006 – GAS PIPE 2" DIA. From 309 Linear Feet to 288 Linear Feet.

REVISION LOG		
NO.	DATE	DESCRIPTION
1	11/13/2024	ASI 001
2	4/18/2025	ASI 007 RFI #17

ISSUED FOR CONSTRUCTION

STATE OF TEXAS

ROBERT L. SAENZ

82072

REGISTERED PROFESSIONAL ENGINEER

5-15-2024

GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS
ESTIMATE QUANTITY

SCALE: AS NOTED		SHEET 1 OF 2			
DN:		CONT	SECT	JOB	HIGHWAY
CK DN:		921	02	424,425,433	PHARR INT. BRIDGE
DW: IE					
CK DW: RD		DIST		COUNTY	SHEET NO.
TR:		PHR		HIDALGO	C-007
CK TR:					



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #77: Landscaping & Irrigation

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Jun 30, 2025	Due Date	Jul 7, 2025
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Cost Impact	Schedule Impact		
Spec Section	Cost Code		
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Attachments

[RFI 77 - Landscaping & Irrigation.pdf](#)

ESTIMATE QUANTITY AGRICULTURAL LAB CSJ: 0921-02-433					
ITEM CODE		DESCRIPTION	UNIT	TOTAL	
ITEM CODE	DESC. CODE			EST.	FINAL
100	6002	PREPARING ROW	AC	7	
104	6001	REMOVING CONC (PAV)	SY	6080	
104	6015	REMOVING CONC (SIDEWALKS)	SY	28	
104	6022	REMOVING CONC (CURB AND GUTTER)	LF	1450	
110	6001	EXCAVATION	CY	6546	
132	6006	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	4335	
160	6003	FURNISHING AND PLACING TOPSOIL (4")	SY	4975	
164	6027	CELL FOR MULCH SEED (PERM) (URBAN) (CLAY)	SY	4975	
164	6100	LANDSCAPING & IRRIGATION	LS	1	
168	6001	VEGETATIVE WATERING	MG	50	
216	6001	PROOF ROLLING	HR	20	
260	6043	LIME (HYD, COM OR QK)(SLURRY)	TON	761	
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3076	6050	D-GR HMA TY-D SAC-B PG76-22	TON	6066	
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400	6007	CUT & RESTORE CONC PAVING	SY	520	
402	6001	TRENCH EXCAVATION PROTECTION	LF	1828	
420	6007	CL A CONC (FLUME)	CY	2	
423	6050	SLAB ON GRADE 6" (COMPLETE) W/FORMS, FILL, REINF, FINISH	SF	1260	
423	6051	CONC PADS FOR EMERG GENERATORS - 12' THICK	SF	715	
423	6052	CONC STRIP FOOTING (1'-6" X 2'-6" DEPTH)	CY	35	
423	6053	CONC STRIP FOOTING (4'-0" X 3'-2" DEPTH)	CY	6	
423	6054	CMU WALL (8") W/ REINF, CLN & PT 2-S (SHAFOLDING)	SF	1790	
442	6040	METAL GRATING WALKWAYS, STEPS, & RAILING (EM GEN)	SF	120	
464	6017	RC PIPE (CL IV) (18IN)	LF	164	
464	6018	RC PIPE (CL IV) (24IN)	LF	1495	
464	6019	RC PIPE (CL IV) (30IN)	LF	83	
465	6002	MANH (COMPL) (PRM) (48IN)	EA	1	
465	6004	MANH (COMPL) (PRM) (72IN)	EA	1	
465	6127	INLET (COMPL) (PSL) (FG) (4FTX4FT-3FTX3FT)	EA	5	
465	6137	INLET (COMPL) (PSL) (FG) (5FTX6FT-3FTX3FT)	EA	2	
465	6700	CONNECT TO EXISTING INLET / STORM LINE	EA	3	
467	6388	SET (TY II) (24IN) (RCP) (3:1)	EA	3	
496	6002	REMOV STR (INLET)	EA	2	
496	6018	REMOV STR (CONC)	EA	6	
496	6201	REMOV STR (TEL / COMM DUCTBANK UNDERGROUND)	LF	1088	
496	6202	REMOV STR (TEL / COMM MANHOLE)	EA	1	
496	6150	REMOV STR (WATER MAIN) (8")	LF	556	
496	6151	REMOV STR (STORM SEWER)	LF	535	
496	6152	REMOV STR (GAS MAIN)	LF	673	
496	6153	REMOV STR (ELECTRICAL DUCTBANK UNDERGROUND)	LF	1883	
496	6154	REMOV STR (ELECTRICAL BOX)	EA	4	
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500	6001	MOBILIZATION	LS	1	
502	6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	22	
506	6020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	700	
506	6024	CONSTRUCTION EXITS (REMOVE)	SY	700	
506	6038	TEMP SEDMT CONT FENCE (INSTALL)	LF	1350	
506	6039	TEMP SEDMT CONT FENCE (REMOVE)	LF	1350	
506	6047	TEMP SDMT CONT FENCE (INLET PROTECTION) (INSTALL)	LF	196	
506	6047	TEMP SDMT CONT FENCE (INLET PROTECTION) (REMOVE)	LF	196	
506	6060	EROSION CONTROL MAINTENANCE	MO	18	
529	6005	CONC CURB (MONO) (TY II)	LF	1542	
531	6001	CONC SIDEWALKS (4")	SY	235	
531	6004	CURB RAMPS (TY 1)	EA	1	
531	6005	CURB RAMPS (TY 2)	EA	2	
550	6008	CHAIN LINK FENCE (INSTALL) (8') GALV SL, 6 GA., 2" POSTS @ 10' OC, INCL BASE	LF	1905	
550	6040	CHAIN LINK FENCE (INSTALL) (8') GALV SL, 6 GA., POSTS INCL BASE	EA	1	

ESTIMATE QUANTITY AGRICULTURAL LAB CSJ: 0921-02-433					
ITEM CODE		DESCRIPTION	UNIT	TOTAL	
ITEM CODE	DESC. CODE			EST.	FINAL
618	6033	2-4" PVC CONDUITS, F/0` 12 STRAND, 100 PR CAT 6 CUC CA. CONC ENCASEMENT. & EXCAV, BF, CMPT	LF	1723	
618	6034	4" PVC CONDUIT, 100 PR CAT 6 CU CA. CONC ENCASEMENT. & EXCAV, BF, CMPT	LF	1600	
636	6002	ALUMINUM SIGNS (TY G)	SF	24	
644	6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	2	
666	6309	RE PM W/RET REQ TY I (W) 6" (SLD) (100 MIL)	LF	11052	
666	6356	REFL PAV MRK TY II (R&W) 6" (FIRE LANE)	LF	3500	
668	6055	RE PM TY B (ACC PRK) (BL&WH) (W/BORDER) LG	EA	2	
690	6027	REMOVAL OF SIGNAL RELATED SIGNS	EA	10	
690	6127	REMOVE LUMINAIRE POLE	EA	4	
4122	6050	HDPE (18 IN) STORM SEWER LINE	LF	150	
4122	6051	HDPE STORM DRAIN BASIN	EA	3	
5008	6001	WHEEL STOPS	EA	2	
5084	6001	FIXED BOLLARD	EA	30	
6500	6001	STNLS STL WALL MTD PULL BOX (3'X3'X3')	EA	1	
6500	6002	H-SERIES POLYMER PULL BOX (4'X4'X4')	EA	5	
6500	6003	CONNECT TO EXISTING COMM DUCTBANK & PROTECT EXISTING	LS	1	
6500	6004	UTILITY TRANSFORMER, 480/277V, 3-PH, 4-W SECY	EA	1	
6500	6005	ELECT METER	EA	1	
6500	6006	GROUND ROD (COMPLETE)	EA	1	
6500	6007	800A4 - 2/4" COND - 4-600 KML, #1/O 89600) 2(1/O) 2(4")	LF	125	
6500	6008	1600A4 - 4/4" COND - 4-600 KML, #4/O 16(600) 4(4/O) 4(4")	LF	75	
6500	6009	RELOCATE EXISTING ELECTRICAL SERVICE EQUIPMENT. DISCONNECT CONDUIT FROM ENCLOSED CIRCUIT BREAKER. SAW CONC SLAB TO REMOVE UNGRD CONDUIT. VERIFY EQUIP BEING FED. WORK TO BE DONE DURING NON-OPERATING HOURS. DEMOLITION OF STORAGE BLDG APPROX 400SF. DEMO CMU WALL. SITE IMPROVEMENTS: CMU WALL, CONC SLAB & FOUNDATION, UTILITY YARD GATE 12'W X 7' HI-GALV SQ POSTS, 2" CORR METAL PNLS	LS	1	
7017	6004	SANITARY SEWER (6") (PVC) (C900)	LF	23	
7017	6005	SANITARY SEWER (8 IN) (PVC) (C900)	LF	210	
7017	6015	SANITARY SEWER (4 IN) (PVC) (C900)	LF	6	
7017	6051	MANHOLE (SAN SEWER) (4' DIA)	EA	3	
7017	6200	YARD CLEAN OUTS	EA	8	
7017	6201	SAND/OIL SEPARATOR	EA	1	
7112	6002	PRESSURE WTR PIPE C-900 DR-18 PVC 8"	LF	127	
7112	6003	PRESSURE WTR PIPE C-900 DR-18 PVC 6"	LF	486	
7112	6004	CONNECT TO EXISTING WATER LINE 8"	EA	2	
7112	6011	GATE VALVE W/ BOX ASSEMBLY 8"	EA	2	
7112	6015	FIRE HYDRANT, VALVE & ASSEMBLY	EA	2	
7049	6373	SERVICE LINE (SHORT SIDE)(2-1/2" TO 4")	LF	9	
7112	6041	COMPOUND WATER METER 2-1/2" DIA	EA	1	
7112	6042	BOX, MISC VALVES, FITTINGS	EA	1	
7112	6043	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	LS	1	
7112	6044	VAULT, MISC VALVES, FITTINGS	LS	1	
7112	6045	FREE STANDING FDC	EA	1	
7112	6046	4" FDC LINE	LF	240	
7266	6036	ENCASEMENT PIPE (16")	LF	24	
7400	6001	ACID WASTE PIPE 3" DIA.	LF	25	
7400	6002	ACID WASTE PIPE 4" DIA.	LF	75	
7400	6003	ACID WASTE SAMPLE WELL	EA	2	
7401	6001	GAS PIPE 1/2" DIA.	LF	225	
7401	6002	GAS PIPE 3/4" DIA.	LF	150	
7401	6003	GAS PIPE 1" DIA.	LF	200	
7401	6005	GAS CONNECTIONS	LS	1	
7401	6006	GAS PIPE 2" DIA.	LF	1423	
9700	6003	AGRICULTURAL LAB BUILDING (COMPLETE)	LS	1	

h2l

April 18, 2025
57325.002

ASI 007

Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TXDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

C-007

- Increase in quantity for Item 496 6152 – REMOVE STR (GAS MAIN) from 620 Linear Feet to 673 Linear Feet.
- Decrease in quantity for Item 7401 6006 – GAS PIPE 2" DIA. From 1444 Linear Feet to 1423 Linear Feet.

C-013

- Increase in quantity for Item 496 6152 – REMOVE STR (GAS MAIN) from 620 Linear Feet to 673 Linear Feet.
- The existing gas line servicing the generator located east of the Ag Building has been shifted southward to more accurately depict the location of this gas line.

C-402

- Clarification to connect existing gas lines servicing the existing building and generator to the proposed 2" gas line. Refer to RFI #17 response for additional information.
- Decrease in quantity for Item 7401 6006 – GAS PIPE 2" DIA. From 309 Linear Feet to 288 Linear Feet.



REVISION LOG		
NO.	DATE	DESCRIPTION
1	11/13/2024	ASI 001
7	4/18/2025	ASI 007 RFI #17

ISSUED
FOR
CONSTRUCTION



STATE OF TEXAS
ROBERT L. SAENZ
82072
REGISTERED
PROFESSIONAL ENGINEER
5-15-2024



Pharr
CITY OF PHARR, TEXAS

GSA GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

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TEXAS DEPARTMENT OF TRANSPORTATION

 **halff**
5000 WEST MILITARY, SUITE 100, MCALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
ESTIMATE QUANTITY

SCALE: AS NOTED		SHEET 1 OF 2			
DN:	CONT	SECT	JOB		HIGHWAY
CK DN:	921	02	424,425,433		PHARR INT. BRIDGE
DW: IE					
CK DW: RD	DIST		COUNTY		SHEET NO.
TR:					
CK TR:	PHR		HIDALGO		C-007

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #019 REV 01: CPR 01 - Ag Lab Offices

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	019 REV 01 / 1	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/28/2025
REFERENCE:	CPR 01	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$9,019.58

POTENTIAL CHANGE ORDER TITLE: CPR 01 - Ag Lab Offices

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #023 - CPR 01 - Ag Lab Offices Combined

Description:

Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations.

Change Reason: CBP and the GSA have requested a modification to the proposed office space layout of the Agriculture Lab building.

No credit for doors and frames, all doors, frames and hardware have been released and delivered to vendor.

This proposal is exclusively for the items listed below, any items not specifically listed here are not part of this proposal.

Excludes any changes to the Owner's FFE. FFE is by Owner.

9/02/2025 Also excludes any millwork/casework as requested by Construction Manager.

ATTACHMENTS:

[CPRRequest 01 - Ag Lab Office Changes - Comb.pdf](#)

#	Budget Code	Description	Amount
1	112.09-100.S	Gypsum Drywall - CPR 01 - Drywall Changes to Ag Lab Rooms -4 combined rooms - credit demising walls, credit	\$(850.00)
2	112.08-100.M	HMDFH: CPR 01 -NO CHANGE Changes to Ag Lab Rooms - all doors, frames and hardware were approved and delivered to vendor	\$0.00
3	112.09-300.S	Flooring: CPR 01 - NO CHANGE - Changes to Ag Lab Rooms - 4 combined changes	\$0.00
4	112.09-900.S	Paint: CPR 01 - Changes to Ag Lab Rooms - 4 combined - Credit Paint at demising walls.	\$(950.00)
5	112.10-340.M	Room ID Signs: CPR 01 - Changes to Ag Lab Rooms - 4 combined - Credit for two (2) room signs	\$(210.00)
6	112.15-991.S	TAB: CPR 01 NO CHANGE Changes to Ag Lab Rooms - 4 combined - Revisions to HVAC TAB - see revised MEP plans.	\$0.00
7	112.15-500.S	HVAC: CPR 01 Changes to Ag Lab Rooms - 4 combined - HVAC Changes to ductwork fabrication and installation	\$10,715.03

#	Budget Code	Description	Amount
8	112.16-100.S	Electrical: CPR 01 NO CHANGE Changes to Ag Lab Rooms - 4 combined - Revisions to electrical -+ added floor mounted electrical outlets -see revised MEP plans.	\$0.00
9	112.06-105.S	Door Installation: CPR 01 - CREDIT Changes to Ag Lab - for labor to install two (2) doors and related hardware.	\$(200.00)
Subtotal:			\$8,505.03
Overhead and Profit (5.00% Includes Cost Type (20)):			\$425.25
Bond (1.00% Applies to All Line Items):			\$89.30
Grand Total:			\$9,019.58

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502



SIGNATURE 09/29/2025
DATE



SIGNATURE 9/30/2025
DATE

SIGNATURE DATE

CHANGE ORDER WORKSHEET

PROJECT: 24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion
 DESCRIPTION: PCO 19 Convert 4 Office Spaces into one Large Room

09/02/25

SPEC	DESCRIPTION	SUBCONTRACTOR	QTY	UNIT	AMOUNT	EXTENSION
01-000	GENERAL CONDITIONS					
					\$	-
				Subtotal	\$	-
02-000	SITEWORK					
					\$	-
				Subtotal	\$	-
03-000	CONCRETE					
					0	
				Subtotal	\$	-
04-000	MASONRY					
				Subtotal	\$	-
05-000	STRUCTURAL STEEL					
				Subtotal	\$	-
06-000	CARPENTRY & MILLWORK					
MBA	Credit door & hardware installation		-2	ea	100	\$ (200.00)
BND	Casework Stainless Steel Counters		0	ea	300	omit
				Subtotal	\$	(200.00)
07-000	MOISTURE PROTECTION					
				Subtotal	\$	-
08-000	DOORS & WINDOWS					
AD8	Doors & Frames Materials- No Credit				0	\$ -
				Subtotal	\$	-
09-000	FINISHES					
Drywall, Ins & Studs	Credit for Demising Walls		-1	0	700	(\$700.00)
Paint			-1	0	800	(\$800.00)
Equipment Rental Paint & Drywall			-1	0	300	(\$300.00)
Intertech Flooring	No Change		-1	0	0	\$0.00
				Subtotal	\$	(1,800.00)
10-000	SPECIALTIES					
Room ID Signs	Credit for two (2) room Signs		-2	0	105	(\$210.00)
				Subtotal	\$	(210.00)
15-000	HVAC & PLUMBING					
D&F	HVAC		1	0	10715	\$ 10,715.03
PHI	Controls - No Change					\$ -
				Subtotal	\$	10,715.03
16-000	Electrical					
D & F	Electrical - No Change		1	0	0	\$ -
				Subtotal	\$	-
Electrical	No Change			Subtotal	\$	-
				Combined Cost	\$	8,505.03

Comments / Clarifications:

Change Proposal Request 01 - Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations

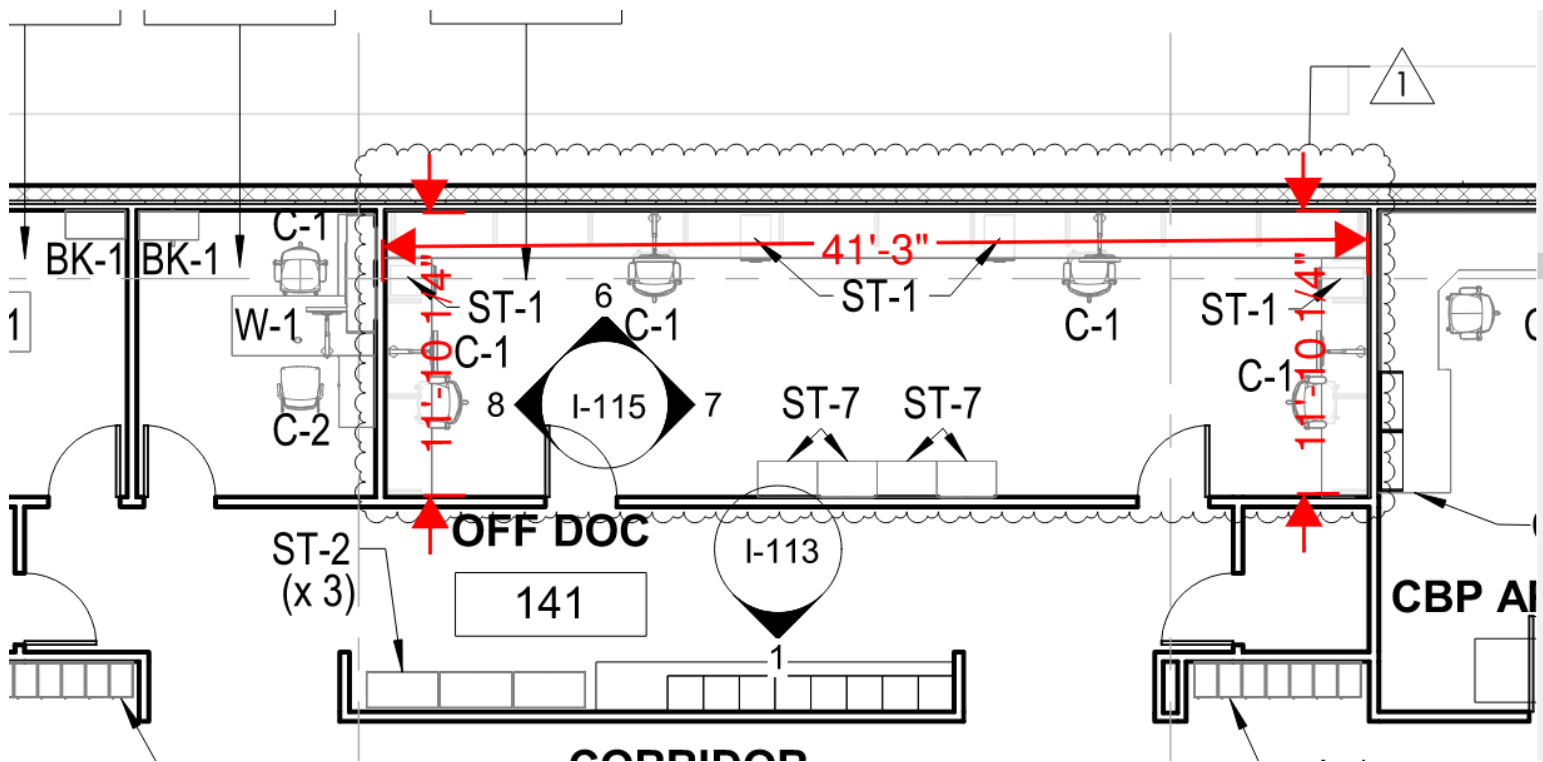
Changes to Drywall, Paint, Doors, Frames, Hardware, ~~Milwork~~, HVAC & Electrical

Cost \$8,505.03

Overhead \$ 425.25

Bond 1% \$89.30

Proposal Total \$9,019.58



Pilar Anzaldua-Garza

From: Cliff Carnahan <CCarnahan@archdiv8.com>
Sent: Thursday, June 26, 2025 9:01 AM
To: Pilar Anzaldua-Garza
Subject: RE: 24235 Pharr FY16 DAP -Change Proposal Request #01 - Changes to Ag Lab Offices

Caution:

This email originated from outside of D. Wilson Construction. Do not click links or open attachments unless you recognize the sender's email address (and not just the name) and know the content is safe.

Good morning,

We will not have any pricing to submit for PR 01. They removed two openings, but all material has already been purchased and is not returnable.

Respectfully,

Cliff Carnahan, AHC
m: 956-802-8469



From: Pilar Anzaldua-Garza (D Wilson Construction Company) <D_Wilson_Construction@procoretech.com>
Sent: Wednesday, June 25, 2025 5:36 PM
To: Cliff Carnahan <CCarnahan@archdiv8.com>
Subject: Fwd: 24235 Pharr FY16 DAP -Change Proposal Request #01 - Changes to Ag Lab Offices

Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II



More details: [View online](#)

From: Pilar Anzaldua-Garza (D Wilson Construction Company)
Date: Wednesday, June 25, 2025 at 05:36 pm CDT

Sent To: Hector Rodriguez (D & F Industries, Inc.)
Jacob M (D & F Industries, Inc.)
Hector Marquez (Safeguard Sprinkler LLC)
Gerardo Negrete (D & F Industries, Inc.)
Brian Aguilar (MBA Drywall, LLC)
Estanislado Mireles (Intertech Flooring)
Alma Bazarte (MBA Drywall, LLC)
Adrian Aguilar (MBA Drywall, LLC)
Vicki Delgado (REFCO - R.E. Friedrichs Company)
Julio Monroy (D & F Industries, Inc.)
Jose Tovar (BND Architectural Woodwork LLC)
Brandon Sligar (Architectural Division 8 Inc.)
Dickie Friedrichs (REFCO - R.E. Friedrichs Company)
Leo Vela (D & F Industries, Inc.)
Buster Smith (D & F Industries, Inc.)
Cliff Carnahan (Architectural Division 8 Inc.)
Vicente Garza (Intertech Flooring)

CC: Pilar Anzaldua-Garza (D Wilson Construction Company)
Isaac Moreno (D Wilson Construction Company)
Roberto Villela (D Wilson Construction Company)
Emiliano Larios (D Wilson Construction Company)
Kyle Hunter (Hunter-Kemah International LLC)
Omar Salinas (D Wilson Construction Company)
Vanessa Garza (D Wilson Construction Company)
Arturo Perez (D Wilson Construction Company)
Joe Pequeno (D Wilson Construction Company)
Claudio Velasco (D Wilson Construction Company)

Attachments: [Change Proposal Request 01 - Ag Lab Office Changes - Combined.pdf](#)

2nd Request CPR 01 -

Team, I still need change proposals from the rest of the team. If your scope is not affected, please let me know as a courtesy, similar to what Tavo did today.
Should you have any questions, please don't hesitate to contact me. Pilar Anzaldua-Garza

Assistant Project Manager
Office: (956) 686-9573
Direct Line: (956) 800-6512
Email: PilarA@DWilsonConstruction.com Web: www.dwilsonconstruction.com Address: P.O.
Box 3455, McAllen, TX 78502-3455 [cid:image001.png@01D5EE47.132CF5E0]
An Employee-Owned Company

More details: [View online](#)

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CREDIT MEMO

7/17/2025



317 E Newcombe Ave Ste # 1
Pharr Tx, 78577
Phone: 956-223-4370

Project : Pharr FY16 DAP AG Lab, Ph I & II Dock
Improvements - Change Proposal # 01
Changes to Ag Lab Offices

Product Description

Credit Demising Walls – Drywall, Insulation and studs.	\$400.00
Labor	\$300.00
Credit Paint	\$450.00
Labor	\$350.00
Credit install door labor (2 ea w/ related hardware)	\$200.00
Equipment rental	\$300.00

Total Credit : \$	\$2,000.00
--------------------------	-------------------

Pilar Anzaldua-Garza

From: Rosalia Villegas <rvillegas@intertechflooring.com>
Sent: Monday, July 14, 2025 3:17 PM
To: Pilar Anzaldua-Garza
Cc: Claudio Velasco; Roberto Villela; Emiliano Larios; Vanessa J. Garza
Subject: RE: Pharr FY16 DAP AG Lab, Ph I & II Dock Improvements - Change Proposal #01 - Changes to Ag Lab Offices

Caution:

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No changes for Intertech Flooring.

Thank you,

Rosalía Villegas



Rosalía Villegas
Project Coordinator

off. (956)584-3592
cell (956) 457-1970
[e rvillegas@intertechflooring.com](mailto:rvillegas@intertechflooring.com) | www.intertechflooring.com
1301 Business Park Drive Suite: D Mission, Texas 78572

From: Pilar Anzaldua-Garza <pilara@dwilsonconstruction.com>
Sent: Thursday, July 10, 2025 5:33 PM
To: BND Architectural <jose@bndarchitectural.com>; Vicente Garza <vgarza@IntertechFlooring.com>; Brenda Herrera <bherrera@intertechflooring.com>; Rosalia Villegas <rvillegas@intertechflooring.com>; Adrian MBA Drywall Aguilar <adrian.a@mbadrywall.com>; Buster Smith - D & F Industries, Inc <bustersmith@df.smrtsub.app>
Cc: Claudio Velasco <claudiov@dwilsonconstruction.com>; Roberto Villela <robertov@dwilsonconstruction.com>; Emiliano Larios <Emilianol@dwilsonconstruction.com>; Vanessa J. Garza <vanessag@dwilsonconstruction.com>
Subject: Pharr FY16 DAP AG Lab, Ph I & II Dock Improvements - Change Proposal #01 - Changes to Ag Lab Offices

Good Afternoon Team:

I am still waiting on proposals for the CPR 01 – Attached. I'm expecting pricing or comments from all of the people on this email. Please respond with a proposal or let me know if there is no change. Removal

Pilar Anzaldua-Garza

From: Vicki Delgado <vicki@refco.ws>
Sent: Thursday, June 26, 2025 9:58 AM
To: Pilar Anzaldua-Garza
Cc: Estimating
Subject: PO#24235-10050 Pharr Dock Expansion/Lab

Caution:

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Pilar

The credit to delete 2 ID signs is \$190.00

and the credit to cancel the plaque is \$3860.00. (We won't be billing but a deductive change order keeps the paperwork straight).

Vicki J Delgado

Corporate Secretary
Accounting Manager

REFCO

3409 S Jackson Road
Pharr, TX 78577
956-687-8261
vicki@refco.ws

Hours: M-F 8 am to 4 pm
CLOSED SATURDAY AND SUNDAY
AND MAJOR HOLIDAYS

Visit our website at www.refco.ws

From: Pilar Anzaldua-Garza <pilara@dwilsonconstruction.com>
Sent: Thursday, June 26, 2025 8:12 AM
To: Vicki Delgado <vicki@refco.ws>
Subject: RE: PO#24235-10050 Pharr Dock Expansion/Lab

Either works for me. thanks

Should you have any questions, please don't hesitate to contact me.

PILAR ANZALDUA-GARZA

Assistant Project Manager

Office: (956) 686-9573

Direct Line: (956) 800-6512

Email: PilarA@DWilsonConstruction.com

Web: www.dwilsonconstruction.com

Address: P.O. Box 3455, McAllen, TX 78502-3455



An Employee-Owned Company

From: Vicki Delgado <vicki@refco.ws>

Sent: Thursday, June 26, 2025 7:45 AM

To: Pilar Anzaldua-Garza <pilara@dwilsonconstruction.com>

Subject: PO#24235-10050 Pharr Dock Expansion/Lab

Caution:

This email originated from outside of D. Wilson Construction. Do not click links or open attachments unless you recognize the sender's email address (and not just the name) and know the content is safe.

Pilar

Dickie wants to know how you want him to respond to your regarding the pricing for the changes: via e-mail or Procore?

Vicki J Delgado

Corporate Secretary

Accounting Manager

REFCO

3409 S Jackson Road

Pharr, TX 78577

956-687-8261

vicki@refco.ws

Hours: M-F 8 am to 4 pm

CLOSED SATURDAY AND SUNDAY

AND MAJOR HOLIDAYS

Visit our website at www.refco.ws

Pilar Anzaldua-Garza

From: Tavo Tenorio (PHI Service Agency, Inc.) <D_Wilson_Construction@procoretech.com>
Sent: Wednesday, June 25, 2025 3:43 PM
To: Pilar Anzaldua-Garza
Subject: Change Proposal #01 - Changes to Ag Lab Offices

Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II



More details: [View online](#)

From: Tavo Tenorio (PHI Service Agency, Inc.)

Date: Wednesday, June 25, 2025 at 03:42 pm CDT

Sent To: Pilar Anzaldua-Garza (D Wilson Construction Company)
Gene Espinoza (Rio Grande Steel, Ltd.)
Jacob M (D & F Industries, Inc.)
Tavo Tenorio (PHI Service Agency, Inc.)
Erasmo Escamilla (J. Salazar Construction, Inc.)
Nelda Guerrero (McAllen Pest Control, Inc.)
Brian Aguilar (MBA Drywall, LLC)
Rolando Leal (Limon Masonry, LLC)
Luis Martinez (Overhead Door of South Texas LLC)
Mike Kehner (Architectural Division 8 Inc.)
Vanessa Garcia (Telepro Communications)
Alma Bazarte (MBA Drywall, LLC)
Jose Manuel Saenz (Valley Striping Corporation)
Nick Gonzalez (Gonzalez Enterprises, LLC)
Buster Smith (D & F Industries, Inc.)
Karla Garza (VMK Concrete, LLC)
Robert Arevalo (D & F Industries, Inc.)
Ray Gonzales (Central Ready Mix Concrete)
Pedro Aguilar (Tadco Roofing)
Dennis Covert (IOC Company, LLC)
Adrian Aguilar (MBA Drywall, LLC)
Luis Rodea (Tadco Roofing)
Elizabeth Garcia (Tadco Roofing)
Carlos Coronado (Tadco Roofing)
Jose Tovar (BND Architectural Woodwork LLC)
Roger Gonzales (VMK Concrete, LLC)
Edgar Perez (MBA Drywall, LLC)
Trent Hausenfluck (D & F Industries, Inc.)
Scarlett Olivares Chapa (IOC Company, LLC)
Vicente Garza (Intertech Flooring)
Dickie Friedrichs (REFCO - R.E. Friedrichs Company)
Joanna Colunga (Overhead Door of South Texas LLC)
Marco Minor (Harlingen Glass Properties, LLC)

Alex Saldana (Limon Masonry, LLC)
Frank Anzaldua (Safeguard Sprinkler LLC)
Laura Alvarez (Harlingen Glass Properties, LLC)
Tim Hudson (Harlingen Glass Properties, LLC)
Hector Noyola (Padron Plumbing, Inc.)
Clemente Cruz (J. Salazar Construction, Inc.)
Eduardo Gonzalez (Gonzalez Enterprises, LLC)
Christian Quiroz (D & F Industries, Inc.)
Norman Munoz (VMK Concrete, LLC)
Lucy Navarro (Soil-Tech Advance, Inc.)
Cliff Carnahan (Architectural Division 8 Inc.)
Janete Castillo (IOC Company, LLC)
Leo Rodriguez (Tadco Roofing)
Debbie Graham (PHI Service Agency, Inc.)
Leo Vela (D & F Industries, Inc.)
Estanislado Mireles (Intertech Flooring)
Claudette Minor (Texas Air Products, Ltd)
Deborah Ochoa (Arnold Refrigeration Inc.)
David Navarro (Soil-Tech Advance, Inc.)
Dustin Kitchen (Arnold Refrigeration Inc.)
Eloy Salazar (J. Salazar Construction, Inc.)
Julio Monroy (D & F Industries, Inc.)
Juan Leon (L&H Masonry)
Kyle Hunter (Hunter-Kemah International LLC)
Rosalia Villegas (Intertech Flooring)
Luis Lucio (Tadco Roofing)
Lisa Ring (Strong Structural Steel, Ltd)
Moises Benitez (Arnold Refrigeration Inc.)
Brandon Sligar (Architectural Division 8 Inc.)
Jerry Ring (Strong Structural Steel, Ltd)
AJ Saldana (Limon Masonry, LLC)
Tamie Bocanegra (Arnold Refrigeration Inc.)
Gene Espinoza (Rio Grande Concrete Accessories & Supplies)

CC: Isaac Moreno (D Wilson Construction Company)
Roberto Villela (D Wilson Construction Company)
Emiliano Larios (D Wilson Construction Company)
Omar Salinas (D Wilson Construction Company)
Vanessa Garza (D Wilson Construction Company)
Arturo Perez (D Wilson Construction Company)
Joe Pequeno (D Wilson Construction Company)
Pilar Anzaldua-Garza (D Wilson Construction Company)
Claudio Velasco (D Wilson Construction Company)

Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

Good Afternoon Pilar,
Changes do not affect TAB cost.

Thank you,
Tavo Tenorio, TBE/Valley Branch Manager

PHI Service Agency, Inc.
150 E. Expressway 83, Ste. 6
Alamo, TX 78516
Tel: (956) 781-9998
Fax: (956) 781-9948
tavo@phiservices.com

ORIGINAL MESSAGE

Subject: Change Proposal #01 - Changes to Ag Lab Offices

From: Pilar Anzaldúa-Garza (D Wilson Construction Company)

Date: Friday, June 20, 2025 at 04:50 pm CDT

Refer to attached Change Proposal Request 01 - DESCRIPTION: Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations. Please forward proposal by end of day Tuesday, June 23, 2025.

Subcontractor shall submit cost and additional days required for this document resulting in an impact to the project schedule and subcontractors scope of work. Any revisions resulting from this document will be considered at NO COST and NO DELAY to the project should the Subcontractor not respond within two (2) working days of receiving this document. No work resulting from this document shall be authorized until any additional cost and working days are approved.

This document might not necessarily apply to your scope of work, but is being sent to all subcontractors to keep you abreast of any clarifications, potential changes, etc. It is the subcontractor's responsibility to review these documents thoroughly and determine if modifications are being made to Subcontractor's scope of work.

If you have any questions, please don't hesitate to contact me.

Pilar Anzaldúa-Garza
Assistant Project Manager
D Wilson Construction Co.
Office: (956) 686-9573
Direct Line: (956) 800-6512
Email: PilarA@DWilsonConstruction.com
Web: www.dwilsonconstruction.com
Address: P.O. Box 3455, McAllen, TX 78502-3455

Sent From Procore.

More details: [View online](#)



D & F Industries, Inc
P.O Box 1680 3106 N. Sugar Road
Pharr Texas 78577
(PH) 956-781-2496

PROPOSED CHANGE

Project Name: 24-235 Pharr FY16 DAP Agricultural Lab & Dock Expansion (HVAC)

Initiated By: Buster Smith

Issued To: D. Wilson Construction

Change Item #: 5

Reference: M-101,401,604A

Date: 14 July 2025

Required By: 18 July 2025

Subject

CPR #01 (FCU-2-4 & 2-5)

Action

Please advise of any costs differences from your contract by no later than 18 July 2025.

A complete breakdown and quotation is to be submitted to explain any/all changes to your contract.

Please note, you are NOT to proceed with any additional work until written authorization has been provided to you.

Details

Description: Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations.

Change Reason: CBP and the GSA have requested a modification to the proposed office space layout of the Agriculture Lab building.



D & F Industries, Inc
P.O Box 1680 3106 N. Sugar Road
Pharr Texas 78577
(PH) 956-781-2496

ADDITIONAL WORK QUOTE

Project Name: 24-235 Pharr FY16 DAP Agricultural Lab & Dock
Expansion (HVAC)
Submitted By: Buster Smith
Issued To: D. Wilson Construction

Reference #: M-101,401,604A
Date: 14 July 2025
Required By: 04 August 2025

Details of Work

1) Description: Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations.
2) Change Reason: CBP and the GSA have requested a modification to the proposed office space layout of the Agriculture Lab building.
and apply hereto, except as specifically noted herein.

The changes described in the attached and listed document constitute additional work in the performance of the contract and is required in order for the contract to be carried out.

The additional work associated with this change will not be carried out until receipt of a properly executed change order.

The "as-planned" time extensions include time required for material procurement plus the time required to perform the changed work. It does not take into account the suspense time required to process a formal change order nor does it include any acceleration, inefficiencies and lost time for out of sequence work.

Exclusions

The value of this quotation is based on labour, material, Trade contractor or Subcontractor work as listed herein only. The quotation is based on regular working hours unless noted otherwise. This quotation does not include for delay, disruptions, re-scheduling, acceleration and/or impact cost nor for the cumulative effect of changes.

Schedule Impacts: T **No. of Days of Impact:** TBD **Schedule Impact Cost:** \$TBD
Quote Validity: 15 Day(s)

Cost Breakdown

Labor	QTY	Rate	Total
Original Duct Fabrication Labor	-81.80	17.85	\$-1,460.13
CPR #01 Duct Fabrication Labor	91.90	18.75	\$1,723.13
Original Duct Installation Labor	-197.10	21.67	\$-4,271.16
CPR #01 Duct Installation Labor	210.90	22.67	\$4,781.10
Labor Subtotal:			\$772.94

Material	QTY	Rate	Total
Original Duct Materials (pounds)	-654.00	-2.63	\$1,720.02
CPR #01 Duct Materials (pounds)	685.00	3.26	\$2,233.10
Fan Coil Units	1.00	7286.00	\$7,286.00
Material Subtotal:			\$11,239.12

Subtotal		\$12,012.06
Contractor Allowance - Own Forces	15.00%	\$1,801.81
Contractor Allowance - Subcontractors	10.00%	\$0.00
Schedule Impact Cost		\$0.00
Total		\$13,813.87

Buster, i believe this
needs to be a deduct
instead of an add.
Two negatives = a
positive.





PROJECT :

Expansion

PCO 19 Convert 4 Office Spaces into one Large Room

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	MATERIAL	SUB
SUB: MBA DYRWALL & PAINT							-	-	-	-
Convert 4 Office Spaces into one Large Room		If					-	-	-	-
Credit for doors & hardware installation	-2	ea	100				(200)	-	-	
CPR 01 Ag Lab Offices Drywall							-	-	-	-
Credit Demising Walls							-	-	-	
Credit Insulation, Gypsum and metals tuds	-1	LS	300	400			(300)	(400)	-	-
							-	-	-	-
CPR 01 Ag Lab Offices Paint							-	-	-	-
Credit demising walls paint Labor & Material	-1	LS	\$350.00	\$450.00			(350)	(450)	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices Paint & Drywalls							-	-	-	-
Credit Equipment Rental	-1	LS			300		-	-	(300)	-
							-	-	-	-
CPR 01 - Ag Lab Offices Room Signs							-	-	-	-
Credit for Room Signs	-2	ea	10	95			(20)	(190)	-	-
							-	-	-	-
OMIT as per Construction manager							-	-	-	-
CPR 01 - Ag Lab Offices Millwork							-	-	-	-
Add Millwork for Offices		LF				300	-	-	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices HVAC							-	-	-	-
Labor							-	-	-	-
Original Duct Fabrication Labor	-81.8	HR	17.85				(1,460)	-	-	-
CPR 01 - Duct Fabrication labor	91.9	HR	18.75				1,723	-	-	-
Original Duct Installation Labor	-197.1	HR	21.67				(4,271)	-	-	-
CPR - Duct Installation Labor	210.9	HR	22.67				4,781	-	-	-
Material							-	-	-	-
Original Duct Materials (pounds)	-654	LBS		2.63			-	(1,720)	-	-
CPR 01 - Duct Fabrication labor	685	LBS		3.26			-	2,233	-	-
Fan Coil Units	1	LS				7286	-	-	-	7,286.00
							-	-	-	-
Subtotal							-	-	-	-
Contractor Allowanc - Own forces	25%					8,572	-	-	-	2,143.01
Contractor Allowance - Subcontractors	15%						-	-	-	-
							-	-	-	-
							-	-	-	-
SUBTOTALS							(97)	(527)	(300)	9,429.01

TOTAL

8,505

Sheet No. 1

Item:

Convert 4 Office Spaces into one Large Room



PROJECT :

Expansion

PCO 19 Convert 4 Office Spaces into one Large Room

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	MATERIAL	SUB
SUB: MBA DYRWALL & PAINT							-	-	-	-
Convert 4 Office Spaces into one Large Room		If					-	-	-	-
Credit for doors & hardware installation	-2	ea	100				(200)	-	-	
CPR 01 Ag Lab Offices Drywall							-	-	-	-
Credit Demising Walls							-	-	-	
Credit Insulation, Gypsum and metals tuds	-1	LS	300	400			(300)	(400)	-	-
CPR 01 Ag Lab Offices Paint							-	-	-	-
Credit demising walls paint Labor & Material	-1	LS	\$350.00	\$450.00			(350)	(450)	-	-
CPR 01 - Ag Lab Offices Paint & Drywalls							-	-	-	-
Credit Equipment Rental	-1	LS			300		-	-	(300)	-
CPR 01 - Ag Lab Offices Room Signs							-	-	-	-
Credit for Room Signs	-2	ea	10	95			(20)	(190)	-	-
OMIT							-	-	-	-
CPR 01 - Ag Lab Offices Millwork							-	-	-	-
Add Millwork for Offices	67	LF				300	-	-	-	20,100.00
CPR 01 - Ag Lab Offices HVAC							-	-	-	-
Labor							-	-	-	-
Original Duct Fabrication Labor	-81.8	HR	17.85				(1,460)	-	-	-
CPR 01 - Duct Fabrication labor	91.9	HR	18.75				1,723	-	-	-
Original Duct Installation Labor	-197.1	HR	21.67				(4,271)	-	-	-
CPR - Duct Installation Labor	210.9	HR	22.67				4,781	-	-	-
Material							-	-	-	-
Original Duct Materials (pounds)	-654	LBS		2.63			-	(1,720)	-	-
CPR 01 - Duct Fabrication labor	685	LBS		3.26			-	2,233	-	-
Fan Coil Units	1	LS				7286	-	-	-	7,286.00
Subtotal							-	-	-	-
Contractor Allowanc - Own forces	25%					8,572	-	-	-	2,143.01
Contractor Allowance - Subcontractors	15%						-	-	-	-
SUBTOTALS							(97)	(527)	(300)	29,529.01

OMIT from scope

TOTAL

28,605

Sheet No. 1

Item: Convert 4 Office Spaces into one Large Room

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #019: CPR 01 - Ag Lab Offices

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	019 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/28/2025
REFERENCE:	CPR 01	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$30,335.63

POTENTIAL CHANGE ORDER TITLE: CPR 01 - Ag Lab Offices

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #023 - CPR 01 - Ag Lab Offices Combined

Description:

Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations.

Change Reason: CBP and the GSA have requested a modification to the proposed office space layout of the Agriculture Lab building.

No credit for doors and frames, all doors, frames and hardware have been released and delivered to vendor.

This proposal is exclusively for the items listed below, any items not specifically listed here are not part of this proposal.
Excludes any changes to the Owner's FFE. FFE is by Owner.

ATTACHMENTS:

[CPRRequest 01 - Ag Lab Office Changes - Comb.pdf](#)

#	Budget Code	Description	Amount
1	112.09-100.S	Gypsum Drywall - CPR 01 - Drywall Changes to Ag Lab Rooms -4 combined rooms - credit demising walls, credit	\$(850.00)
2	112.08-100.M	HMDFH: CPR 01 -NO CHANGE Changes to Ag Lab Rooms - all doors, frames and hardware were approved and delivered to vendor	\$0.00
3	112.09-300.S	Flooring: CPR 01 - NO CHANGE - Changes to Ag Lab Rooms - 4 combined changes	\$0.00
4	112.09-900.S	Paint: CPR 01 - Changes to Ag Lab Rooms - 4 combined - Credit Paint at demising walls.	\$(950.00)
5	112.06-400.S	Casework: CPR 01 - Changes to Ag Lab Rooms - 4 combined - Add Stainless Steel Counter tops with brackets and backsplash	\$20,100.00
6	112.10-340.M	Room ID Signs: CPR 01 - Changes to Ag Lab Rooms - 4 combined - Credit for two (2) room signs	\$(210.00)
7	112.15-991.S	TAB: CPR 01 NO CHANGE Changes to Ag Lab Rooms - 4 combined - Revisions to HVAC TAB - see revised MEP plans.	\$0.00
8	112.15-500.S	HVAC: CPR 01 Changes to Ag Lab Rooms - 4 combined - HVAC Changes to ductwork fabrication and installation	\$10,715.03
9	112.16-100.S	Electrical: CPR 01 NO CHANGE Changes to Ag Lab Rooms - 4 combined - Revisions to electrical -+ added floor mounted electrical outlets -see revised MEP plans.	\$0.00

#	Budget Code	Description	Amount
10	112.06-105.S	Door Installation: CPR 01 - CREDIT Changes to Ag Lab - for labor to install two (2) doors and related hardware.	\$(200.00)
Subtotal:			\$28,605.03
Overhead and Profit (5.00% Includes Cost Type (20)):			\$1,430.25
Bond (1.00% Applies to All Line Items):			\$300.35
Grand Total:			\$30,335.63

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

CHANGE ORDER WORKSHEET

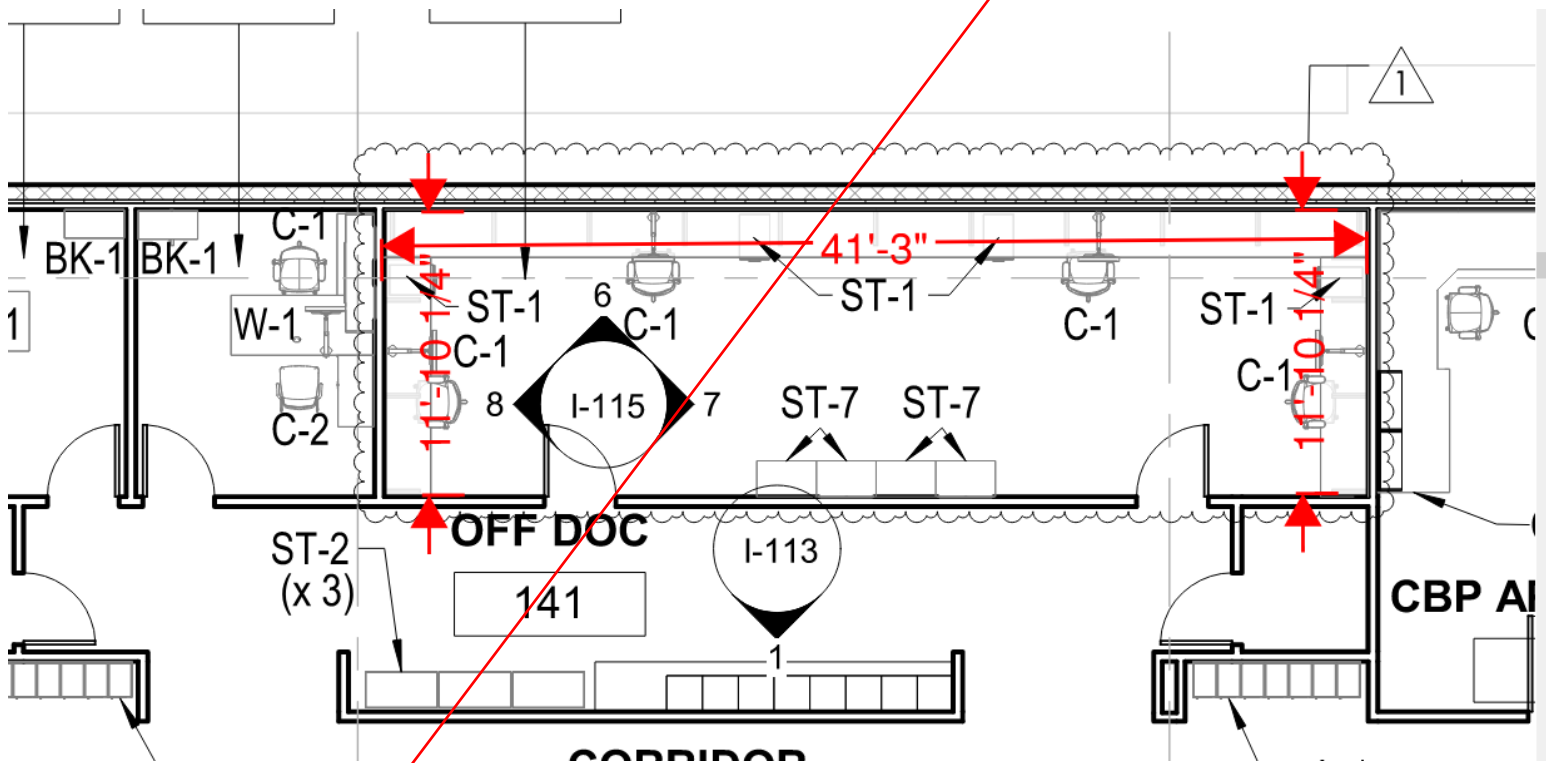
PROJECT: 24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion
DESCRIPTION: PCO 19 CPR 01 Ag Lab Offices

07/28/25

SPEC	DESCRIPTION	SUBCONTRACTOR	QTY	UNIT	AMOUNT	EXTENSION
01-000	GENERAL CONDITIONS					
					\$	-
				Subtotal	\$	-
02-000	SITEWORK					
					\$	-
				Subtotal	\$	-
03-000	CONCRETE					
					0	
				Subtotal	\$	-
04-000	MASONRY					
				Subtotal	\$	-
05-000	STRUCTURAL STEEL					
				Subtotal	\$	-
06-000	CARPENTRY & MILLWORK					
MBA	Credit door & hardware installation		-2	ea	100	\$ (200.00)
BND	Casework - Stainless Steel Counters		67	ea	300	\$ 20,100.00
				Subtotal	\$	19,900.00
07-000	MOISTURE PROTECTION					
				Subtotal	\$	-
08-000	DOORS & WINDOWS					
AD8	Doors & Frames Materials- No Credit				0	\$ -
				Subtotal	\$	-
09-000	FINISHES					
Drywall, Ins & Studs	Credit for Demising Walls		-1	0	700	(\$700.00)
Paint			-1	0	800	(\$800.00)
Equipment Rental Paint & Drywall			-1	0	300	(\$300.00)
Intertech Flooring	No Change		-1	0	0	\$0.00
				Subtotal	\$	(1,800.00)
10-000	SPECIALTIES					
Room ID Signs	Credit for two (2) room Signs		-2	0	105	(\$210.00)
				Subtotal	\$	(210.00)
15-000	HVAC & PLUMBING					
D&F	HVAC		1	0	10715	\$ 10,715.03
PHI	Controls - No Change					\$ -
				Subtotal	\$	10,715.03
16-000	Electrical					
D& F	Electrical - No Change		1	0	0	\$ -
Electrical	No Change					
				Subtotal	\$	-
				Combined Cost	\$	28,605.03

Comments / Clarifications:
Change Proposal Request 01 - Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations

Proposal Total	\$30,335.63
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PROJECT :

Expansion

PCO 19 CPR 01 Ag Lab Offices

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	MATERIAL	SUB
SUB: MBA DYRWALL & PAINT							-	-	-	-
CPR 01 Ag Lab Offices		If					-	-	-	-
Credit for doors & hardware installation	-2	ea	100				(200)	-	-	
								-	-	
CPR 01 Ag Lab Offices Drywall							-	-	-	-
Credit Demising Walls							-	-	-	
Credit Insulation, Gypsum and metals tuds	-1	LS	300	400			(300)	(400)	-	-
							-	-	-	-
							-	-	-	-
CPR 01 Ag Lab Offices Paint							-	-	-	-
Credit demising walls paint Labor & Material	-1	LS	\$350.00	\$450.00			(350)	(450)	-	-
							-	-	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices Paint & Drywalls							-	-	-	-
Credit Equipment Rental	-1	LS			300		-	-	(300)	-
							-	-	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices Room Signs							-	-	-	-
Credit for Room Signs	-2	ea	10	95			(20)	(190)	-	-
							-	-	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices Millwork							-	-	-	-
Add Millwork for Offices	67	LF				300	-	-	-	20,100.00
							-	-	-	-
							-	-	-	-
CPR 01 - Ag Lab Offices HVAC							-	-	-	-
Labor							-	-	-	-
Original Duct Fabrication Labor	-81.8	HR	17.85				(1,460)	-	-	-
CPR 01 - Duct Fabrication labor	91.9	HR	18.75				1,723	-	-	-
Original Duct Installation Labor	-197.1	HR	21.67				(4,271)	-	-	-
CPR - Duct Installation Labor	210.9	HR	22.67				4,781	-	-	-
Material							-	-	-	-
Original Duct Materials (pounds)	-654	LBS		2.63			-	(1,720)	-	-
CPR 01 - Duct Fabrication labor	685	LBS		3.26			-	2,233	-	-
Fan Coil Units	1	LS				7286	-	-	-	7,286.00
							-	-	-	-
Subtotal							-	-	-	-
Contractor Allowanc - Own forces	25%					8,572	-	-	-	2,143.01
Contractor Allowance - Subcontractors	15%						-	-	-	-
							-	-	-	-
							-	-	-	-
SUBTOTALS							(97)	(527)	(300)	29,529.01

TOTAL

28,605

Sheet No. 1

Item: CPR 01 Ag Lab Offices

Change Proposal Request

To: D. Wilson **Date:** 06/3/2025
From: Benjamin A. Luna **AVO:** 57325.002
Email: bluna@halff.com **Project:** Pharr FY16 DAP – Agricultural Lab,
Dock Expansion I & II

Subject: Agriculture Lab Building Office Space Modifications

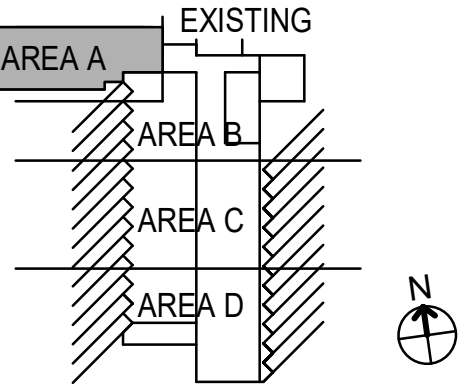
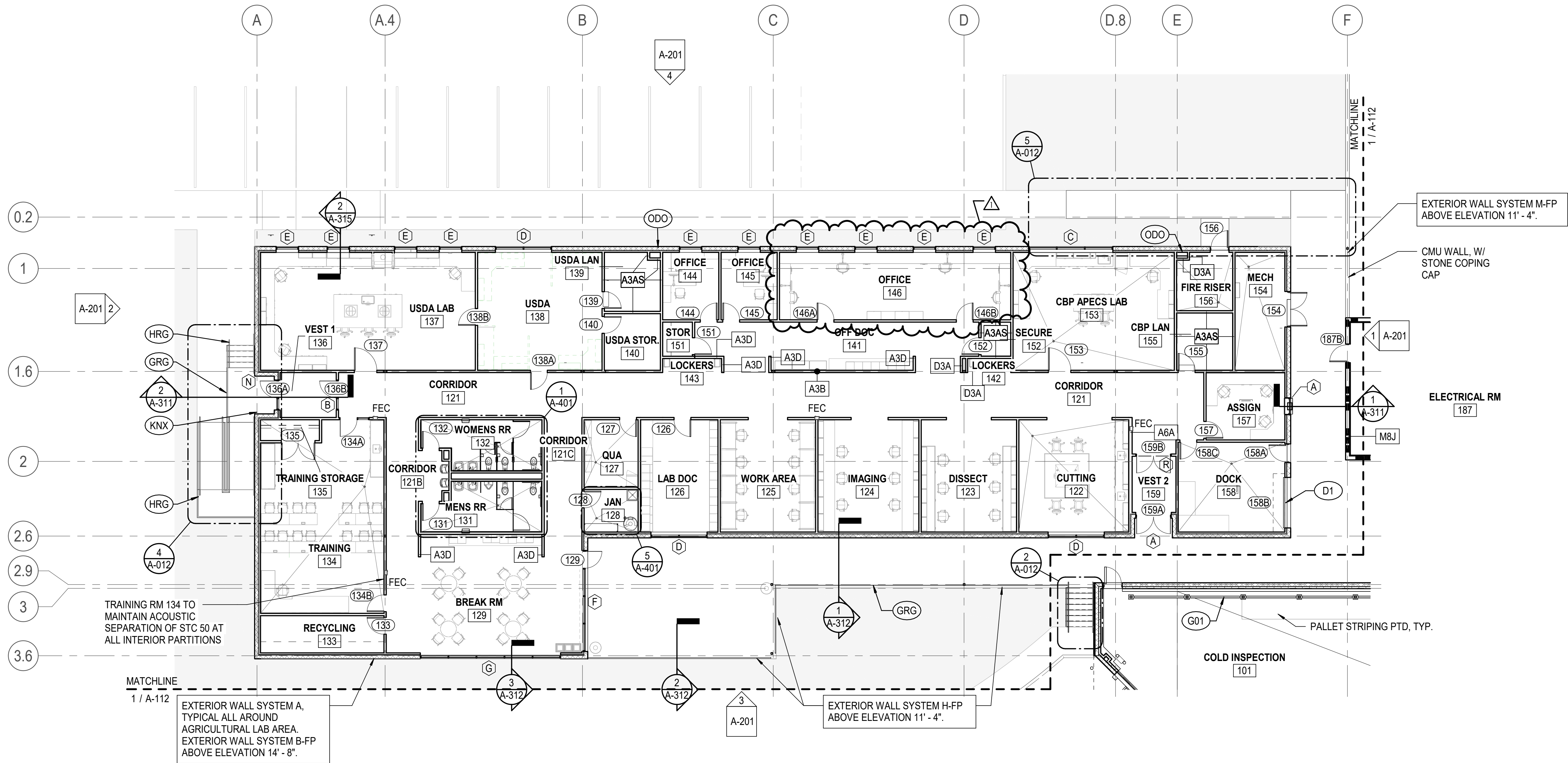
☐ Letter Dated: ☒ Email Dated: 05/28/2025
☐ Phone call Dated: ☐ Fax Dated:

This confirms and records a Change Proposal Request. Unless notified in writing within three days of the date noted above, it is agreed that a response generated from the request shall be provided to this office within five days. The contractor is to provide the estimated cost for the proposed scope of work, along with any additional days for said work.

Description: Four of the proposed initially enclosed office spaces inside the Agriculture Lab building are to be modified and converted into a single large open-area office space with four individual workstations.	Change Reason: CBP and the GSA have requested a modification to the proposed office space layout of the Agriculture Lab building.
--	--

Copies: ☐ File ☐ Owner ☐ Arch ☒ Other: General Contractor

Attachments: Revised Architectural, Mechanical, Electrical, and Telecommunication Plan Sheets



1 FLOOR PLAN - ANNOTATION AREA A
3/32" = 1'-0"

FLOOR PLAN KEYNOTES - A111

KEY	DESCRIPTION	REFERENCE
D1	INSULATED OVERHEAD DOOR	A-601
GRG	GALVANIZED-FINISH GUARDRAIL ASSEMBLY	6 & 7/ A-012
HRG	GALVANIZED-FINISH HANDRAIL ASSEMBLY	6 & 7/ A-012
KNX	KNOX BOX, WALL-MOUNTED	
ODO	LAMBS TONGUE OVERFLOW DRAIN OUTLET AT FACE OF BUILDING	REFER PLUMBING

GENERAL NOTES - FLOOR PLAN

- A REFER TO A-002 - PROJECT GENERAL NOTES FOR DIMENSIONAL CONTROL INFORMATION.
B REFER TO A-111 - FLOOR PLAN AREA - A, FOR ALL FLOOR PLAN KEYNOTES.
C REFER TO G-101 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER SPECIFIC LOCATION AND TYPE.
D PARTITIONS WHICH APPEAR ALIGNED ACROSS OPEN SPACE ARE ALIGNED. ONLY IF DIMENSIONED OFFSETS ARE INDICATED SHOULD PARTITIONS BE PLACED OUT OF ALIGNMENT.
E THE FINISH FLOOR ELEVATION, AS INDICATED ON ARCHITECTURAL FLOOR PLANS, IS ESTABLISHED TO BE THE CONCRETE FLOOR SUBSTRATE AT EACH BUILDING AREA, REGARDLESS OF WHETHER OR NOT OTHER FLOOR FINISHES ARE SCHEDULED.

GENERAL NOTES - FLOOR PLAN

- F MILLWORK LENGTH DIMENSIONS ARE COORDINATED WITH THE ALCOVES AND BETWEEN THE PARTITIONS WITHIN WHICH MILLWORK IS INTENDED TO RESIDE. MILLWORK OPENING DIMENSIONS ARE COORDINATED WITH THE BREAK RM EQUIPMENT AND OTHER ACCESSORIES DESIGNED TO RESIDE WITHIN THE MILLWORK. ALWAYS FIELD MEASURE SPACES AND CONFIRM EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION TO ENSURE FIT OF ALL ELEMENTS.
G EXTERIOR AND INTERIOR FERROUS METALS AND EQUIPMENT EXPOSED TO VIEW WITHOUT A FACTORY FINISH SHALL BE PAINTED.
H ALL INTERIOR PARTITIONS ARE TYPE A3A, UNLESS NOTED OTHERWISE.
I REFER TO INTERIOR SHEETS FOR INTERIOR ELEVATIONS AND CASEWORK NOT SHOWN HERE.
J IN ROOMS WITH FLOOR DRAINS, SLOPE FLOORS TO DRAINS; REF. TO PLUMBING SHEETS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: TIMOTHY LOTT
RA #: 28160
DATE: 08/01/22
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC., 1201 N. BOWSER RD., RICHARDSON, TEXAS 75061.

AVO# 33135



GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

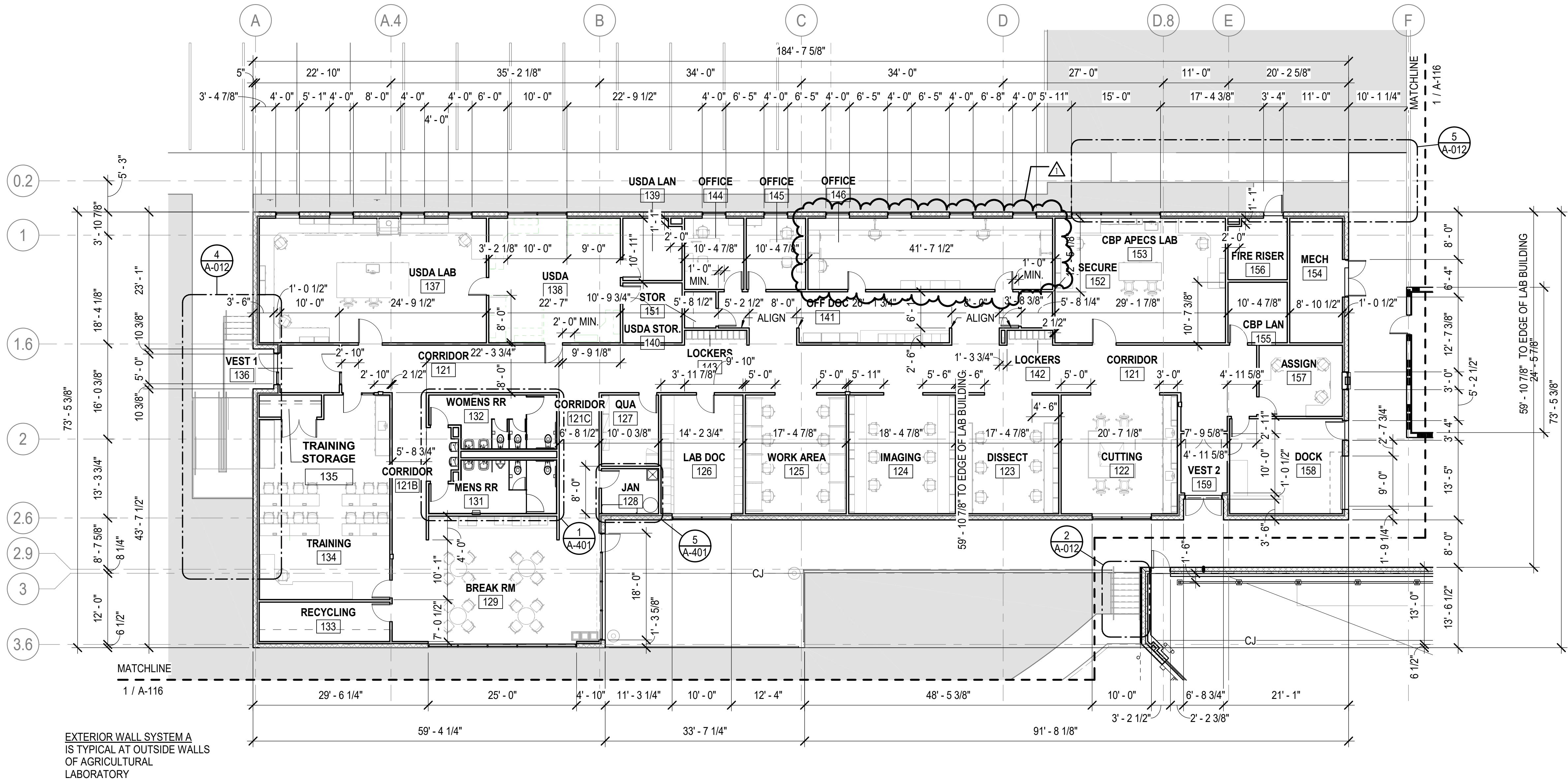


HALFF
5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0288 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

FLOOR PLAN - ANNOTATION AREA A

SCALE: AS NOTED		SHEET OF	
DN:	CONT	JOB	HIGHWAY
CK DN:	921	02	424,425,433 PHARR INT. BRIDGE
DW:		COUNTY	SHEET NO.
CK DW:	DIST		
TR:	PHR	HIDALGO	A-111
CK TR:			



EXTERIOR WALL SYSTEM A
IS TYPICAL AT OUTSIDE WALLS
OF AGRICULTURAL
LABORATORY

1 FLOOR PLAN - DIMENSION AREA A
3/32" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- A REFER TO A-002 - PROJECT GENERAL NOTES FOR DIMENSIONAL CONTROL INFORMATION.
- B REFER TO A-111 - FLOOR PLAN AREA - A, FOR ALL FLOOR PLAN KEYNOTES.
- C REFER TO G-101 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER SPECIFIC LOCATION AND TYPE.
- D PARTITIONS WHICH APPEAR ALIGNED ACROSS OPEN SPACE ARE ALIGNED. ONLY IF DIMENSIONED OFFSETS ARE INDICATED SHOULD PARTITIONS BE PLACED OUT OF ALIGNMENT.
- E THE FINISH FLOOR ELEVATION, AS INDICATED ON ARCHITECTURAL FLOOR PLANS, IS ESTABLISHED TO BE THE CONCRETE FLOOR SUBSTRATE AT EACH BUILDING AREA, REGARDLESS OF WHETHER OR NOT OTHER FLOOR FINISHES ARE SCHEDULED.

GENERAL NOTES - FLOOR PLAN

- F MILLWORK LENGTH DIMENSIONS ARE COORDINATED WITH THE ALCOVES AND BETWEEN THE PARTITIONS WITHIN WHICH MILLWORK IS INTENDED TO RESIDE. MILLWORK OPENING DIMENSIONS ARE COORDINATED WITH THE BREAK RM EQUIPMENT AND OTHER ACCESSORIES DESIGNED TO RESIDE WITHIN THE MILLWORK. ALWAYS FIELD MEASURE SPACES AND CONFIRM EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION TO ENSURE FIT OF ALL ELEMENTS.
- G EXTERIOR AND INTERIOR FERROUS METALS AND EQUIPMENT EXPOSED TO VIEW WITHOUT A FACTORY FINISH SHALL BE PAINTED.
- H ALL INTERIOR PARTITIONS ARE TYPE A3A, UNLESS NOTED OTHERWISE.
- I REFER TO INTERIOR SHEETS FOR INTERIOR ELEVATIONS AND CASEWORK NOT SHOWN HERE.
- J IN ROOMS WITH FLOOR DRAINS, SLOPE FLOORS TO DRAINS; REF. TO PLUMBING SHEETS.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: TIMOTHY LOTT
RA #: 28160
DATE: 08/01/22
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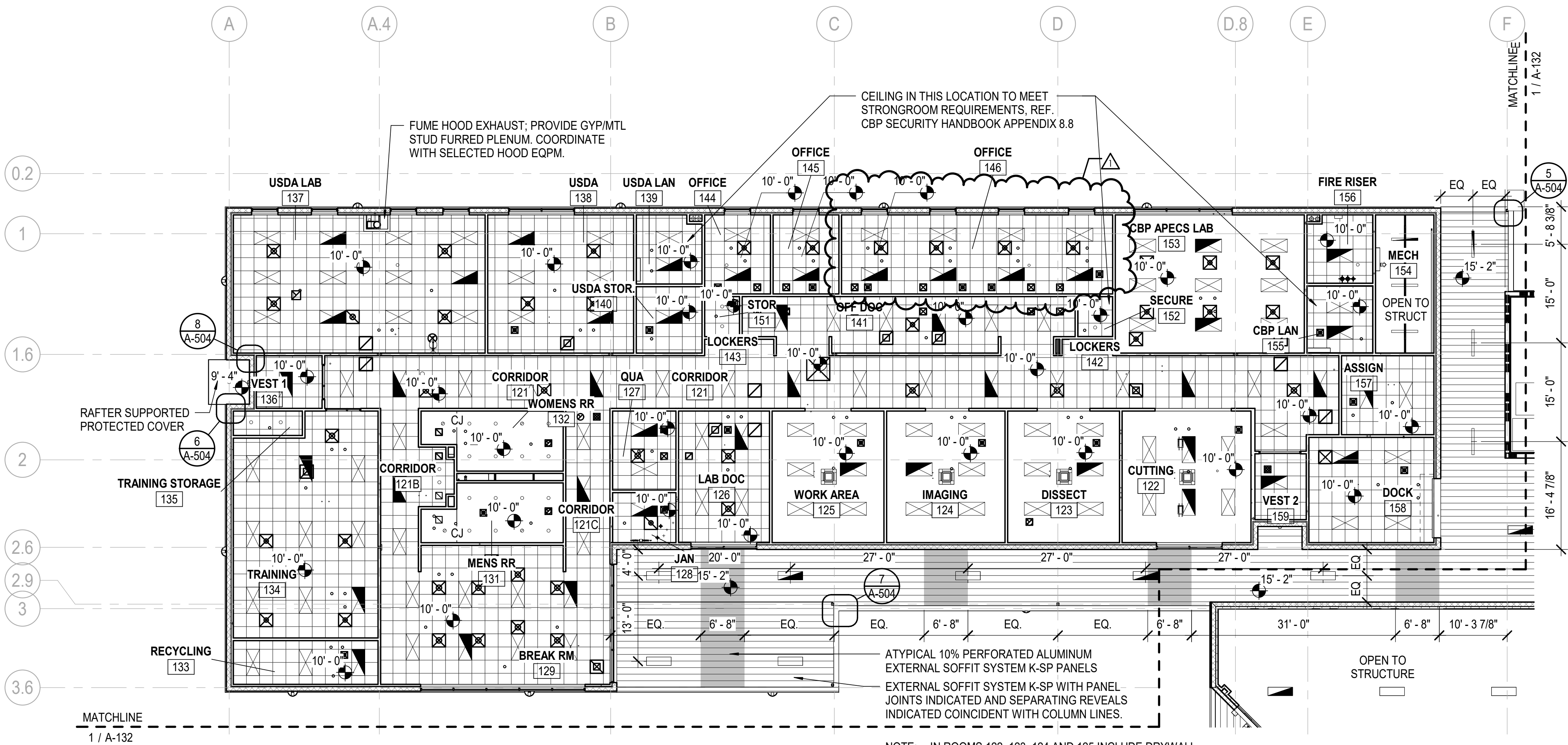


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PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

FLOOR PLAN - DIMENSIONS
AREA A

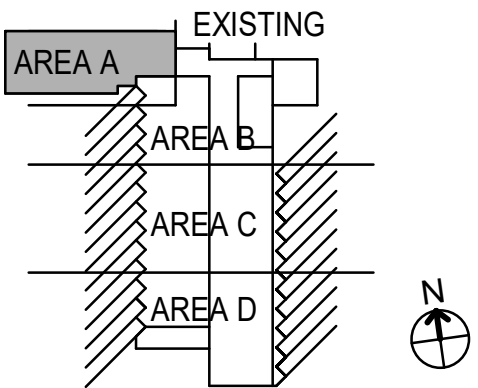
SCALE: AS NOTED		SHEET OF	
DN	CONT	JOB	HIGHWAY
CK DN	921	02	424,425,433 PHARR INT. BRIDGE
DW			
CK DW	DIST	COUNTY	SHEET NO.
TR	PHR	HIDALGO	A-115
CK TR			



1 REFLECTED CEILING PLAN - AREA A
3/32" = 1'-0"

CEILING LEGEND

- PTD. GYP. BOARD CEILING
- LAY-IN ACOUSTICAL CEILING SYSTEM
- 2' X 4' TROFFER LIGHT
- EXTERIOR SOFFIT SYSTEM K-SP 12" PANELS
- EXTERIOR SOFFIT SYSTEM K-SP 12" PANELS (PERFORATED 10%)
- 2' X 2' HVAC SUPPLY DIFFUSER W/ 6" NECK
- 2' X 2' HVAC RETURN DIFFUSER W/ 6" NECK
- 2' X 2' HVAC RETURN DIFFUSER W/ 10" NECK
- 2' X 2' HVAC RETURN DIFFUSER W/ 12" NECK
- 2' X 2' HVAC RETURN DIFFUSER W/ 16" NECK
- 2' X 4' TROFFER LED LIGHT
- 1' X 1' HVAC SUPPLY DIFFUSER W/ 6" NECK
- 1' X 1' HVAC RETURN DIFFUSER W/ 6" NECK
- 1' X 1' HVAC EXHAUST DIFFUSER W/ 6" NECK
- VACANCY SENSOR
- RECESSED DOWNLIGHT
- FIRE ALARM
- EXIT SIGN, TWO SIDED
- EXIT SIGN, ONE SIDED
- CEILING ELEVATION MARKER
- LINEAR HVAC DIFFUSER
- HIGH WALL - COOL ONLY MINI SPLIT
- INDOOR VRV UNIT
- HVLS CEILING FAN
- HIGH-BAY LED LIGHT
- 4' - 0" LED STRIP LIGHT



NOTE: IN ROOMS 122, 123, 124 AND 125 INCLUDE DRYWALL BULKHEADS MATCHING PARTITION TYPE A3A FOR SEPARATION OF GYP.BD. AND LAY-IN SYSTEMS.

GENERAL NOTES - CEILING PLAN

- A IN THE CASE OF MINOR DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DOCUMENTS IN THE LOCATION OF CEILING MOUNTED COMPONENTS, THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS THE DISCREPANCY IS DISCOVERED PRIOR TO PROCEEDING WITH THE WORK.
- B REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.
- C LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING PANEL IN WHICH THEY OCCUR, U.N.O.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: TIMOTHY LOTT
RA #: 28160
DATE: 08/01/22
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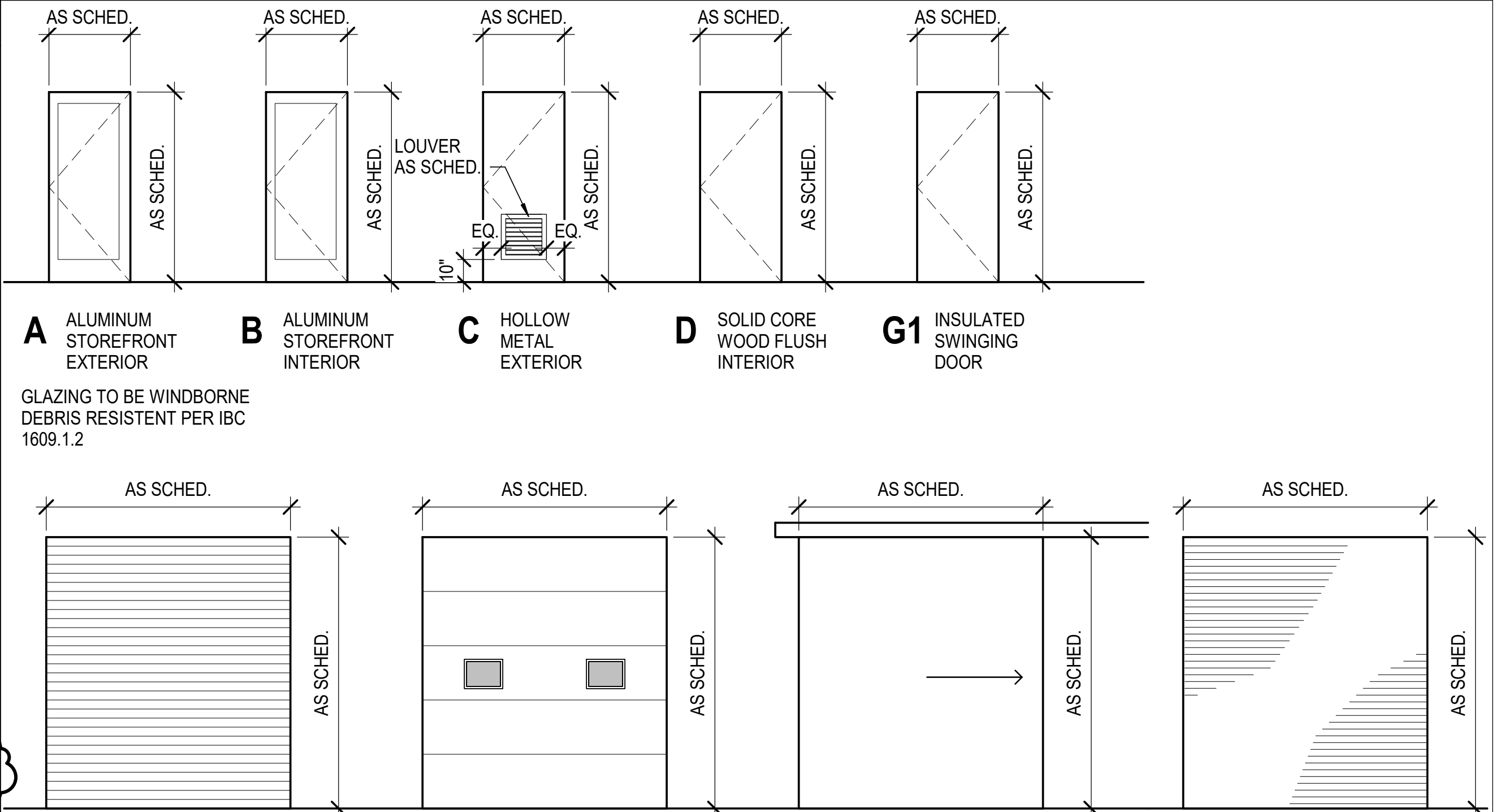
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PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS
REFLECTED CEILING PLAN - AREA A

SCALE: AS NOTED		SHEET OF	
DN	CONT	SECT	JOB
CK DN	921	02	424,425,433
DW			PHARR INT. BRIDGE
CK DW	DIST	COUNTY	SHEET NO.
TR	PHR	HIDALGO	A-131
CK TR			

DOOR SCHEDULE

DOOR NO.	OPENING SIZE			DOOR TYPE				FRAME		REFERENCE DETAIL			DESCRIPTION			
	WIDTH	HEIGHT	DOOR	TYPE	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING	SECURITY	REMARKS
1010	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101P	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101R	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101T	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
126	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
127	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
128	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
129	3' - 0"	7' - 4"	1-3/4"	A	ALUM	CLEAR	1"	ALUM	CLEAR	12/A-613	10&11/A-613	9/A-613	1.00	-	CARD W/PED	MEETS 2018 IECC
131	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
132	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
133	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.01	-	-	-
134	6' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC
134A	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-
134B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-
135	6' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.53	-	-	-
136A	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.00	-	CARD	BULLET RESISTANT
136B	3' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	2.01	-	-	-
137	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-
138A	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
138B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.00	-	-	-
139	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
140	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
144	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
145	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
146A	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
146B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
151	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
152	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
153	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-
154	6' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC
155	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
156	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
157	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
158A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
158C	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.02	-	-	-
159A	6' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.50	-	CARD	BULLET RESISTANT
159B	6' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	3.54	-	-	-
161A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
161B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
161C	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
161D	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.02	-	CARD	BULLET RESISTANT
162	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT
163	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT
166A	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.03	-	CARD	BULLET RESISTANT
166B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
167	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
168	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
169	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	4.01	45MIN	CARD	-
170	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	45MIN	CARD	-
171	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
172	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
182	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	8.03	-	CARD	MEETS 2018 IECC
183	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.50	-	-	-
184	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	45MIN	CARD	MEETS 2018 IECC
187	6' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.51	90MIN	CARD	MEETS 2018 IECC
187B	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	90MIN	CARD	MEETS 2018 IECC



2 DOOR TYPES
1/4" = 1'-0"

DOOR SCHEDULE NOTE LEGEND

- 1 3/4" 14. GA.

1 3/4" 12. GA.

HM 12 GA.

PT

CLEAR

ALUM

CARD

CARD W/PED

WD

SOLID

NAT

MEETS 2015 IECC

*

FACTORY

PVC

LOUVER
- HOLLOW METAL 14 GAUGE DOOR MATERIAL THICKNESS

HOLLOW METAL 12 GAUGE DOOR MATERIAL THICKNESS

HOLLOW METAL 12 GAUGE FRAME MATERIAL THICKNESS

FIELD PAINTED FINISH

CLEAR ANODIZED FINISH

ALUMINUM STOREFRONT

ELECTRONIC CARD ACCESS INTEGRATED WITH HARDWARE

PROVIDE PEDESTAL FOR CARD MOUNTING

SOLID CORE WOOD DOOR

SOLID CORE WOOD DOOR REQUIRING WOOD STAVE CORE

NATURAL, CLEAR FINISH

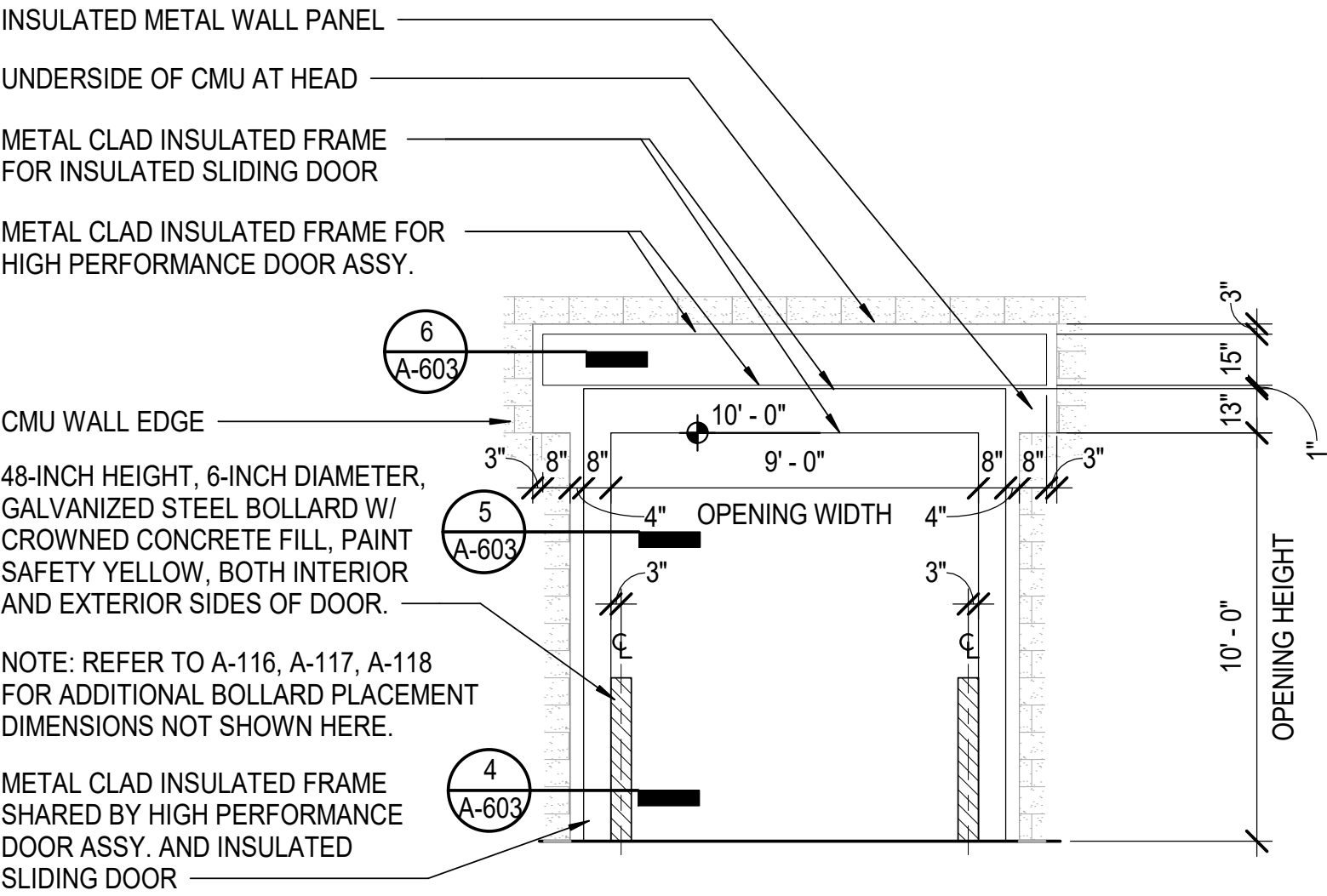
ASSY. MUST MEET THERMAL RESISTANCE AND AIR INFILTRATION REQUIREMENTS OF 2015 IECC

REFER TO DETAILS AND PRODUCT SPECIFICATION FOR TYPE AND FINISH

FACTORY FINISH, SPECIFIED

COLOR INTEGRAL TO PVC CURTAIN

INCLUDES 16" X 16" LOUVER



1 ELEVATION AT HIGH PERFORMANCE OVERHEAD DOOR
1/4" = 1'-0"

LARGE FORMAT DOOR SCHEDULE

DOOR NO	OPENING SIZE			DOOR TYPE			FRAME		REFERENCE DETAIL			DESCRIPTION		SECURITY	INSULATION
	WIDTH	HEIGHT	DOOR	TYPE	FINISH	GLAZING	TYPE	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING		
101A	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101B	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101C	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101D	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101E	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101F	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101G	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101H	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101J	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101K	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101L	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101M	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101N	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101Q	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101QH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
101S	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101SH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
101U	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101UH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
158B	9' - 0"	10' - 0"	1 3/8"	E	FACTORY	-	*	*	1/A-604	2/A-604	3/A-604	9.01	-	MANUAL LOCK	1 3/8" INSULATION

SIGNAGE SCHEDULE

ROOM NO.	ROOM NAME ON PLAN	SIGN VERBAGE	TYPE
101	COLD INSPECTION	COLD INSPECTION	F
102	COMMERCIAL SECONDARY	COMMERCIAL SECONDARY	F
121	CORRIDOR	-	-
121B	CORRIDOR	-	-
121C	CORRIDOR	-	-
122	CUTTING	CUTTING LAB	F
123	DISSECT	DISSECTING SCOPES	F
124	IMAGING	DIGITAL IMAGING	F
125	WORK AREA	WORK AREA	F
126	LAB DOC	LAB DOCUMENT HANDLING	F
127	QUA	QUARANTINE	F
128	JAN	JANITORIAL CLOSET	E
129	BREAK RM	BREAK ROOM	F, B
131	MENS RR	MEN'S RESTROOM	D
132	WOMENS RR	WOMEN'S RESTROOM	C
133	RECYCLING	RECYCLING ROOM	F
134	TRAINING	TRAINING ROOM	F
135	TRAINING STORAGE	TRAINING STORAGE	F
136	VEST 1	VESTIBULE	B
137	USDA LAB	USDA LAB	F
138	USDA	USDA	F
139	USDA LAN	USDA LAN ROOM	F
140	USDA STOR.	USDA STORAGE	F
141	OFF DOC	OFFICE DOCUMENT HANDLING	F
142	LOCKERS	-	-
143	LOCKERS	-	-
144	OFFICE	OFFICE	F
145	OFFICE	OFFICE	F
146	OFFICE	OFFICE	F
147	OFFICE	OFFICE	F
148	OFFICE	OFFICE	F

Note: Crossed out room signage is not being used.

SIGNAGE SCHEDULE

ROOM NO.	ROOM NAME ON PLAN	SIGN VERBAGE	TYPE
149	OFFICE	OFFICE	F
151	STOR.	STORAGE	F
152	SECURE	SECURE	F
153	CBP APECS LAB	APECS LAB	F
154	MECH	MECHANICAL ROOM	E
155	CBP LAN	CBP LAN ROOM	F
156	FIRE RISER	FIRE RISER ROOM	E
157	ASSIGN	ASSIGNMENT DESK	F
158	DOCK	DOCK	F
159	VEST 2	VESTIBULE	B
161	BROKERS	BROKER'S PROCESSING	F
162	WOMENS RR	WOMEN'S RESTROOM	C
163	MENS RR	MEN'S RESTROOM	D
164	DRIVER'S BREAK AREA	DRIVER'S BREAK AREA	F
165	STEVEDORE'S BREAK AREA	STEVEDORE'S BREAK AREA	F
166	OPERATIONS MANAGEMENT	OPERATIONS MANAGEMENT	F
167	MENS RR	MEN'S RESTROOM	D
168	WOMENS RR	WOMEN'S RESTROOM	C
169	ELEC	ELECTRICAL ROOM	E
170	JAN	JANITORIAL CLOSET	E
171	LAN	LAN ROOM	F
172	OFFICE	OFFICE	F
173	BREAK RM	BREAK ROOM	F
174	PRINT / FAX	-	-
181	FORK-LIFT STATION	-	-
182	IT	IT ROOM	F
183	STORAGE	STORAGE ROOM	F
184	ELEC 3	ELECTRICAL ROOM	E
185	INFORMAL INSPECTION	-	-
186	ROOF ACCESS STAIR	MECHANICAL ROOM	E
187	ELECTRICAL RM	ELECTRICAL ROOM	E

GENERAL NOTES - SIGNAGE

A	SIGNAGE TO MEET ABAAG / ABA REQUIREMENTS, SECTION 703
B	COORDINATE ALL SIGN VERBIAGE, NUMBERS, COLORS AND PLACEMENT WITH CONTACT PERSON AND/OR CONTRACTING OFFICER PRIOR TO FABRICATION.
C	UNLESS NOTED OTHERWISE, COORDINATE SIGNAGE PLACEMENT WITH CBP AND GSA.
D	SIGNAGE TO MEET CBP SIGNAGE DESIGN STANDARD.
E	REFER TO SHEET A-004 FOR ADDITIONAL MOUNTING HEIGHTS AND DIMENSIONS.

105

...

ROOM
IDENTIFICATION

TYPE F

4 SIGNAGE - OFFICE

3" = 1'-0"

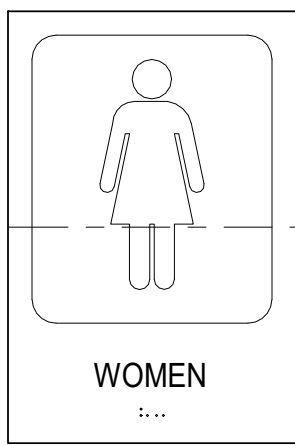
(CENTER OF DOOR)

ELECTRICAL

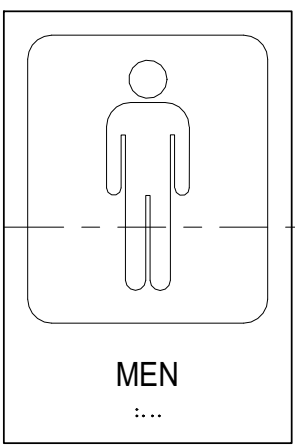
TYPE E

3 UTILITY SIGNAGE

3" = 1'-0"



TYPE C



TYPE D

NOTE: ALL SIGNAGE GRAPHICS, DIMENSIONS, AND FONTS TO MEET CBP SIGNAGE DESIGN STANDARDS.

2 RESTROOM SIGNAGE

3" = 1'-0"



TYPE A



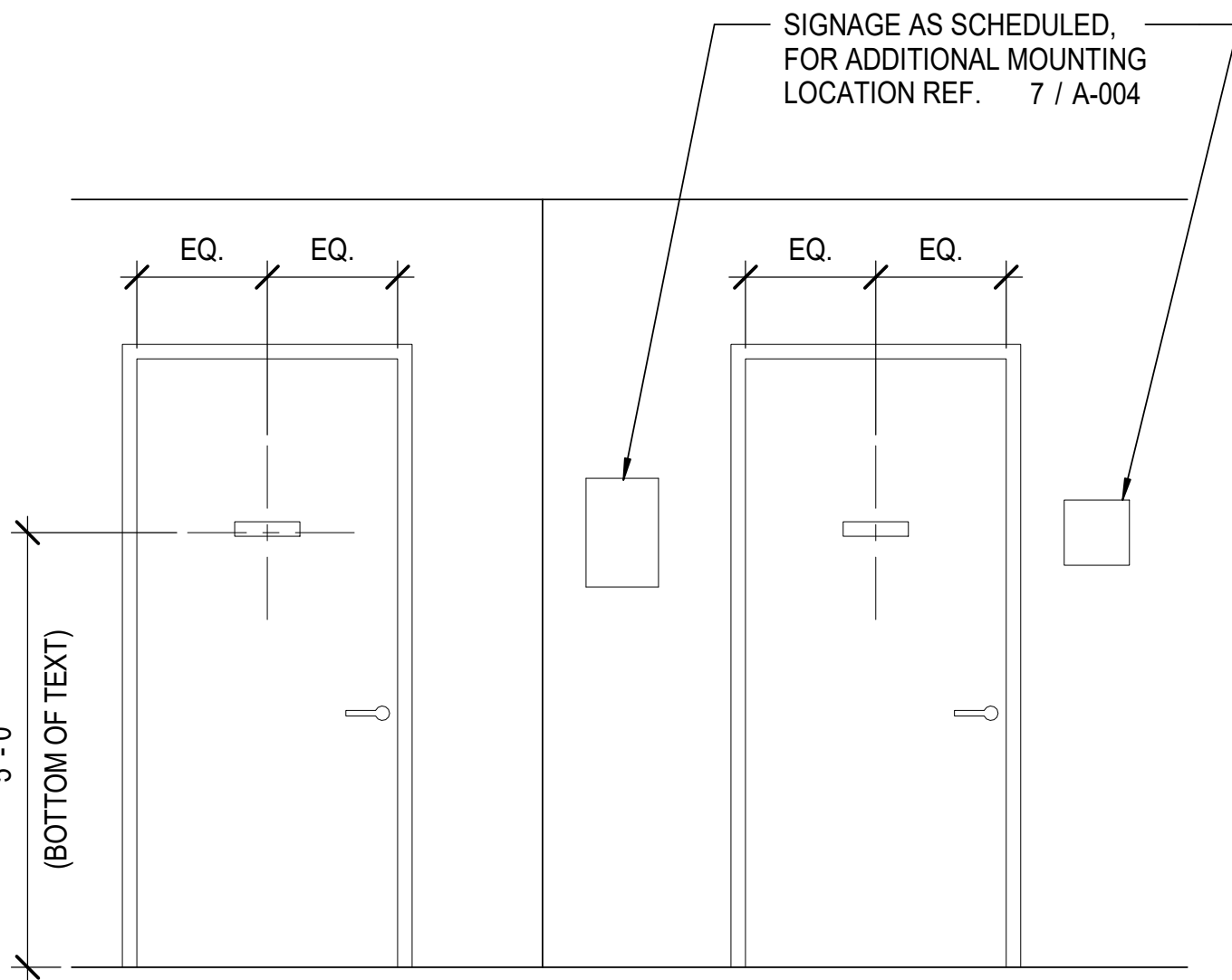
TYPE B

NOTE: ALL SIGNAGE GRAPHICS, DIMENSIONS, AND FONTS TO MEET CBP SIGNAGE DESIGN STANDARDS.

TYPE A SIGN TO BE POSTED ON EXTERIOR FACE WITHIN 50' OF EACH EXTERIOR ENTRANCE.

1 REGULATION SIGNAGE

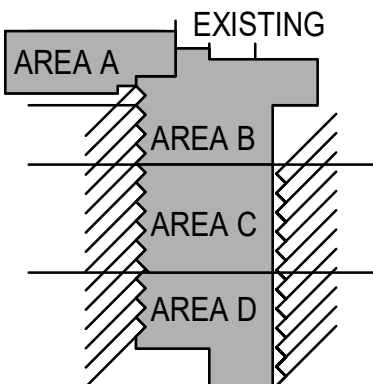
3" = 1'-0"



NOTE: ALL SIGNAGE GRAPHICS, DIMENSIONS, AND FONTS TO MEET CBP SIGNAGE DESIGN STANDARDS.

5 TYPICAL SIGN MOUNTING

1/2" = 1'-0"



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

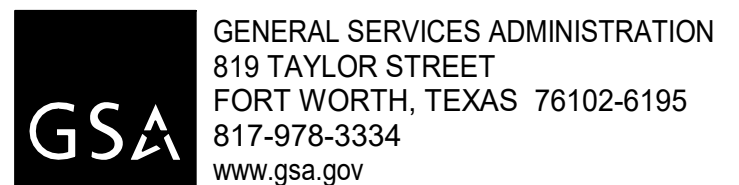
NAME: TIMOTHY LOTT

RA #: 28160

DATE: 08/01/22

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1201 N. BOWSER RD, RICHARDSON, TEXAS 75061.

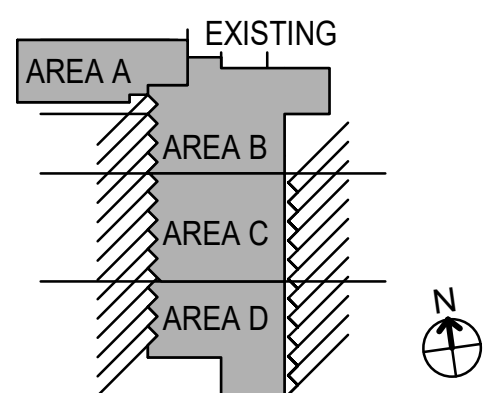
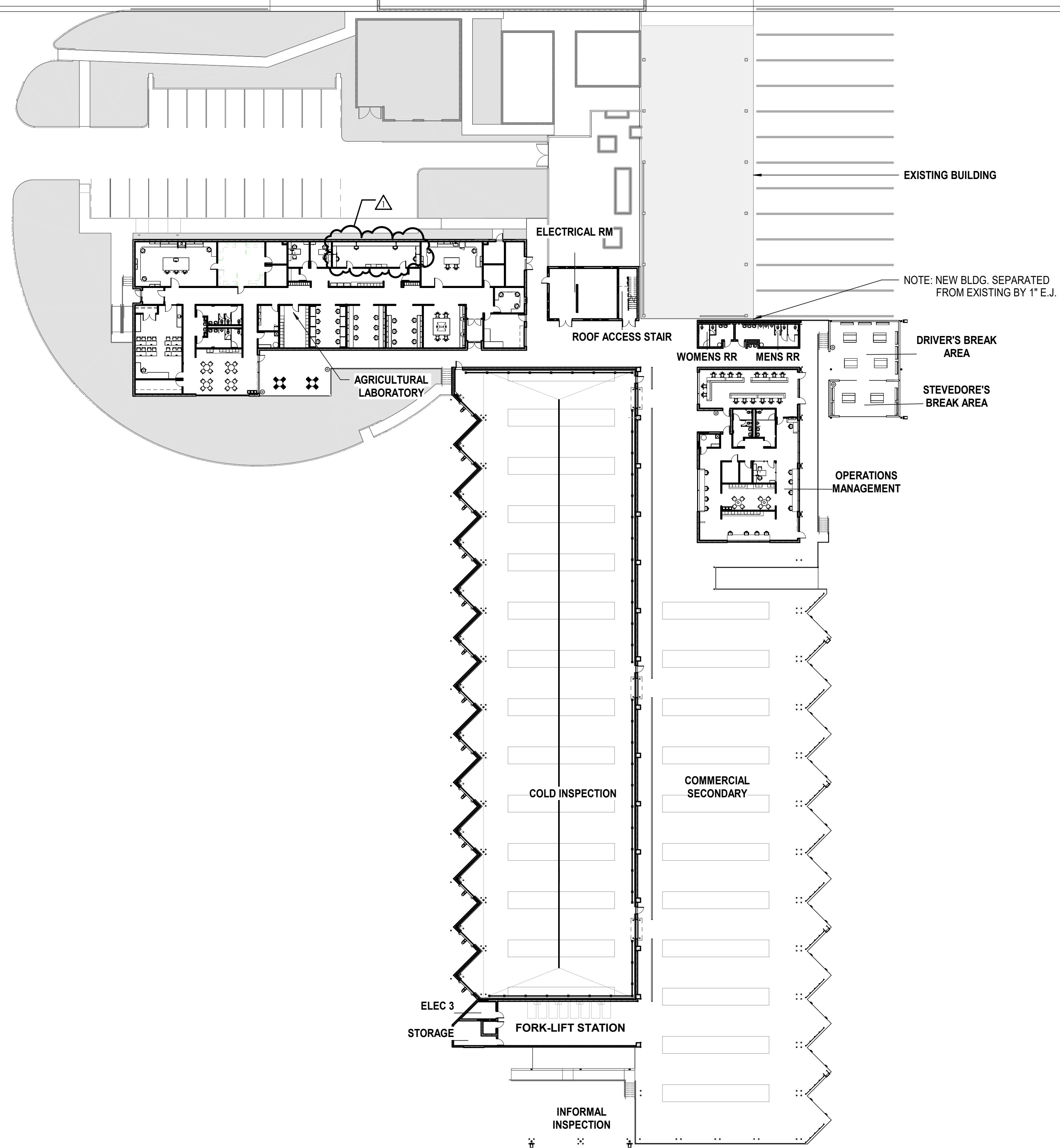
AVO# 33135



PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

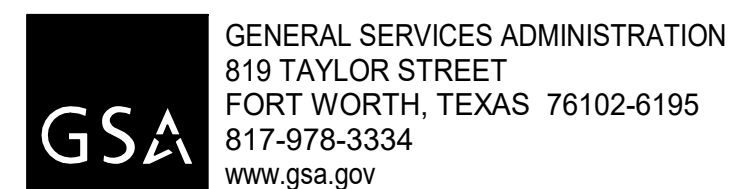
SIGNAGE

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:				
CK DW:	DIST	COUNTY		SHEET NO.
TR:	PHR	HIDALGO		A-701
CK TR:				



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: TIMOTHY LOTT
RA #: 28160
DATE: 08/01/22
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AVO# 33135



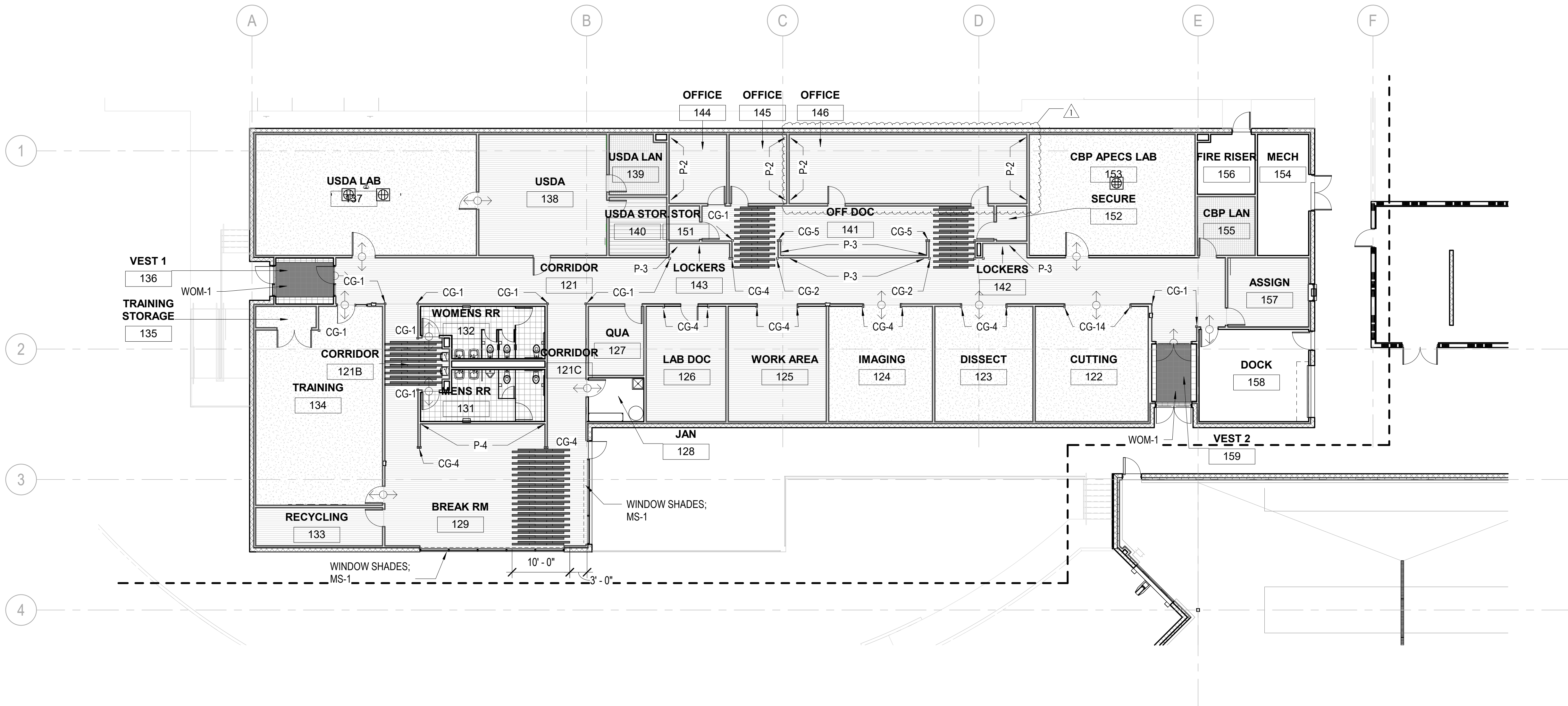
PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

FURNITURE PLAN

SCALE: AS NOTED		SHEET OF		
DN	CONT	SECT	JOB	HIGHWAY
CK DN	921	02	424,425,433	PHARR INT. BRIDGE
DW:	DIST		COUNTY	SHEET NO.
CK DW:	PHR		HIDALGO	A-801
TR				
CK TR				

1 FURNITURE PLAN
1" = 30'-0"

THIS PLAN IS FOR REFERENCE ONLY. REFER TO INTERIOR DESIGN SHEETS FOR FFE & FINISHES.



1 FINISH FLOOR PLAN - AREA A

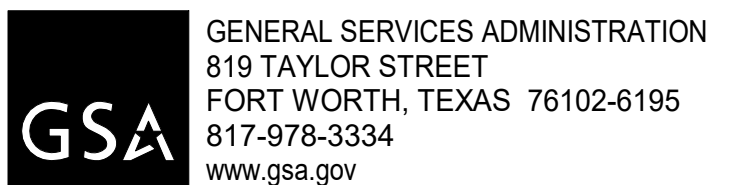
3/32" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET I-602 FOR MATERIAL LEGEND AND ROOM FINISH SCHEDULE.
2. REFER TO SHEET I-601 FOR FLOOR TRANSITION DETAILS.
3. ALL HOLLOW METAL DOORS AND DOOR FRAMES TO BE PAINTED WITH ALKYD ENAMEL PAINT.
4. REFER TO FINISH LEGEND FOR FINISH ABBREVIATIONS
5. ALL INTERIOR PARTITIONS TO BE PAINTED P-1 UNLESS NOTED OTHERWISE.
6. ALL GYPSUM BOARD CEILING, SOFFITS, AND HEADERS TO BE PAINTED P-1 UNLESS NOTED OTHERWISE.
7. PROVIDE FLOOR TRANSITIONS AT DISSIMILAR FLOOR SYSTEMS.
8. REFERENCE INTERIOR ELEVATIONS FOR TYPICAL WALL TILE PATTERNS.
9. ALL FLOOR TRANSITIONS TO BE CENTERED UNDER DOOR AT CLOSED POSITION.
10. CONFIRM LOCATION OF LVT-2 PATTERN BEFORE FINAL INSTALLATION. DIMENSIONS ARE APPROXIMATE AND WILL DEPEND ON THE OVERALL LAYOUT OF THE LVT-1 PLANKS.

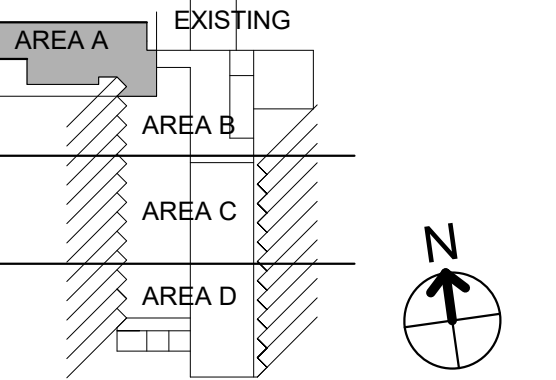
FINISH LEGEND

	POLISHED CONCRETE FLOOR; PCF-1		LUXURY VINYL TILE; LVT-2
	SEAMLESS FLOOR; SF-1		PORCELAIN TILE; PT-1
	SEALED CONCRETE; CONC-1		ELECTROSTATIC DISSIPATIVE FLOOR; ESD-1
	LUXURY VINYL TILE; LVT-1		FLOOR TRANSITION



PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS FINISH FLOOR PLAN - AREA A

SCALE: AS NOTED		SHEET OF		
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
CK DW:	DIST	COUNTY		SHEET NO.
TR:	PHR	HIDALGO		I-101
CK TR:				



1. REFER TO SPECIFICATION SECTIONS 12 51 00 OFFICE FURNITURE AND 12 51 01 OFFICE FURNITURE SELECTIONS FOR ALL DETAILS AND QUANTITIES
2. REFER TO SPECIFICATIONS SECTIONS 12 35 53 LABORATORY CASEWORK SELECTIONS AND 12 35 54 LABORATORY CASEWORK SELECTIONS FOR ALL DETAILS AND QUANTITIES
3. DOUBLE DUPLEX RECEPTACLE IN FLOOR BOX (REFER TO MEP DRAWINGS).

- | | |
|------|---------------------------|
| BK-1 | BOOK CASE |
| C-1 | TASK CHAIR |
| C-2 | GUEST CHAIR / WITH ARMS |
| C-3 | SEMINAR CHAIR / WITH ARMS |
| C-4 | STACKING CHAIR / ARMLESS |
| C-5 | LAB STOOL |
| C-8 | EXTERIOR CHAIR |
| CW-1 | LAB CASEWORK UNIT |
| CW-2 | LAB CASEWORK UNIT |
| CW-3 | LAB CASEWORK UNIT |
| CW-4 | LAB CASEWORK UNIT |
| CW-5 | LAB CASEWORK UNIT |

- | | |
|-------|---------------------------|
| CW-6 | LAB CASEWORK UNIT |
| CW-7 | LAB CASEWORK UNIT |
| CW-8 | LAB CASEWORK UNIT |
| CW-9 | LAB CASEWORK UNIT |
| CW-10 | LAB CASEWORK UNIT |
| CW-11 | LAB CASEWORK UNIT |
| L-1 | 3 TIER LOCKER |
| ST-1 | MOBILE PEDESTAL / CASTERS |
| ST-2 | 3 DRAWER LATERAL FILE 36" |
| ST-3 | UPPER STORAGE |
| ST-4 | 3 DRAWER LATERAL FILE 42" |
| ST-5 | 3 DRAWER LATERAL FILE 30" |

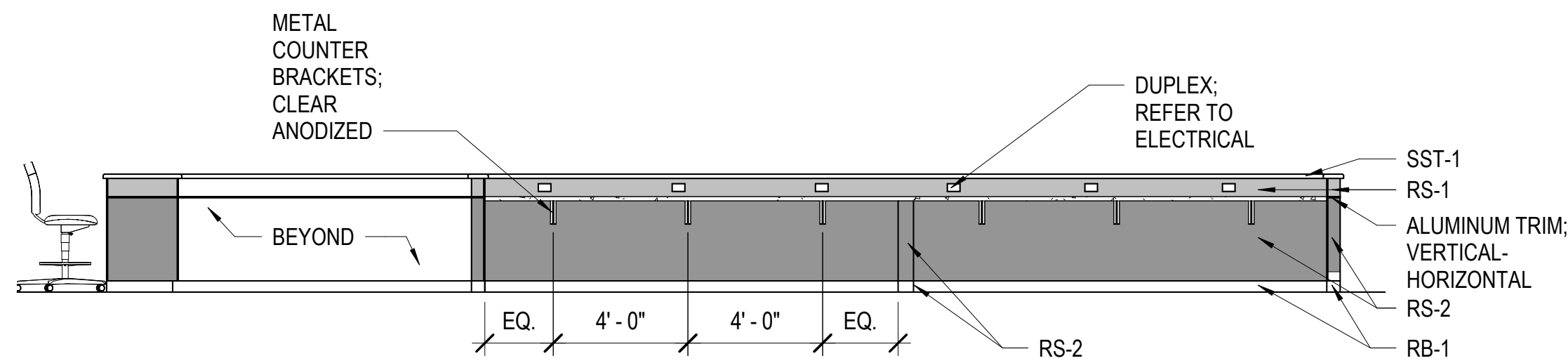
- | | |
|------|---|
| ST-6 | CHEMICAL CABINET |
| ST-7 | ALLSTEEL ESSENTIALS 5 DRAWER LATERAL FILE 30" |
| T-1 | TRAINING TABLE / FLIP TOP |
| T-2 | TRAINING TABLE / FLIP TOP |
| T-3 | BREAKROOM TABLE |
| T-4 | EXTERIOR TABLE |
| T-5 | STAINLESS STEEL TABLE WITH SINK |
| T-6 | STAINLESS STEEL TABLE |
| TR-1 | RECYCLING RECEPTACLE |
| TR-2 | EXTERIOR RECEPTACLE |
| W-1 | WORKSTATION UNIT |
| W-2 | WORKSTATION UNIT |
| WS-1 | WIRE SHELVING |



PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

FURNITURE FLOOR PLAN -
AREA A

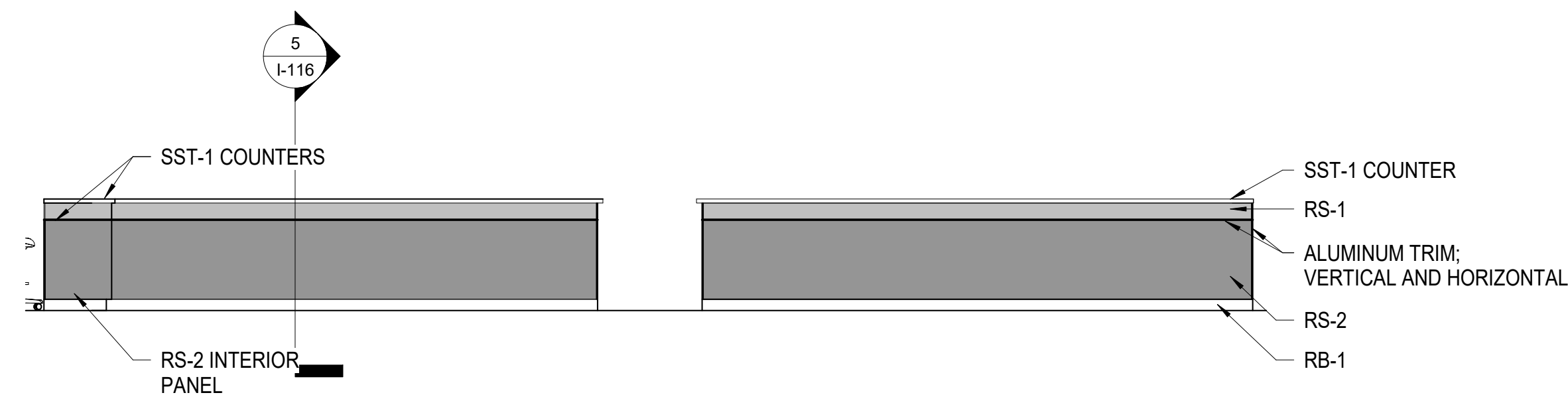
SCALE: AS NOTED		SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY	
CK DN:	921	02	424.425.433	PHARR INT. BRIDGE	
DW:					
CK DW:	DIST	COUNTY			SHEET NO.
TR:					
CK TR:	PHR	HIDALGO			I-111



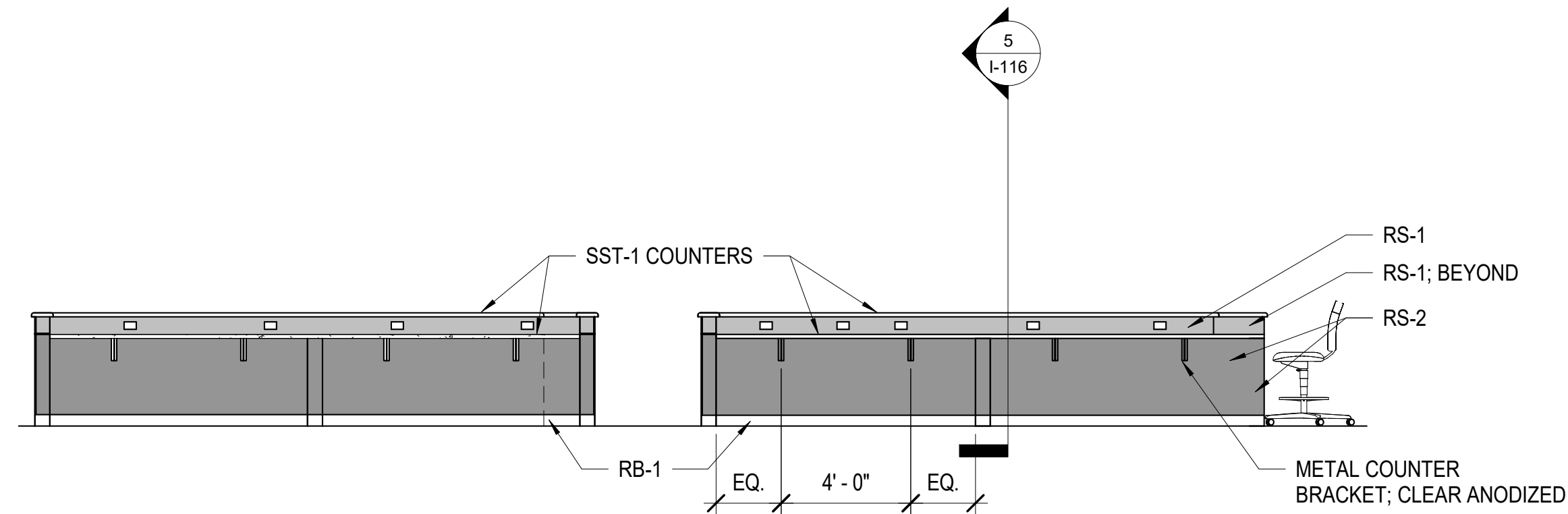
NOTES

1. INSTALL PLASTIC LAMINATE AT ALL EXPOSED EDGES AND OPEN BACK SURFACES.
2. PROVIDE BLOCKING BEHIND WALL FOR COUNTER AND WALL STORAGE SUPPORT.
3. REFER TO AWI CABINETRY SERIES NUMBERING SYSTEM.
4. COUNTER BRACKETS SPACED AT 4'-0" MAX O.C..
5. REFER TO SHEET I-601 FOR WALL TILE PATTERN

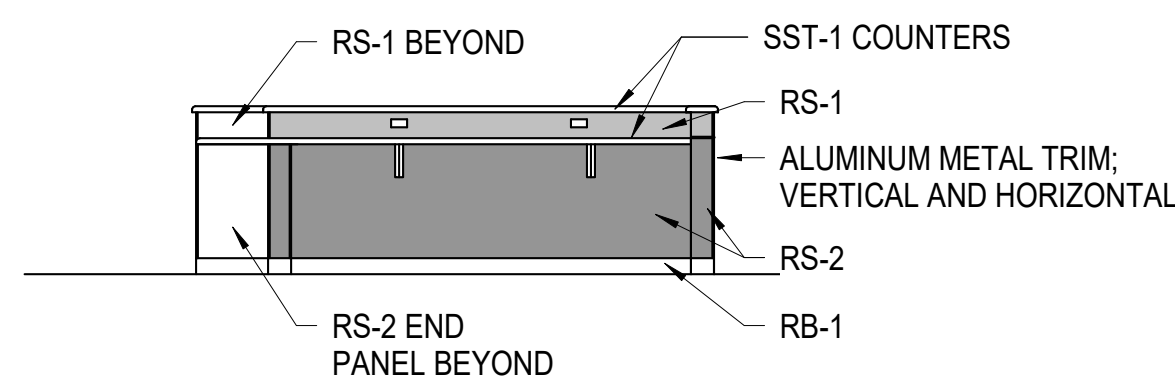
1 **BROKERS 161 - DESK INTERIOR ELEVATION**
1/4" = 1'-0"



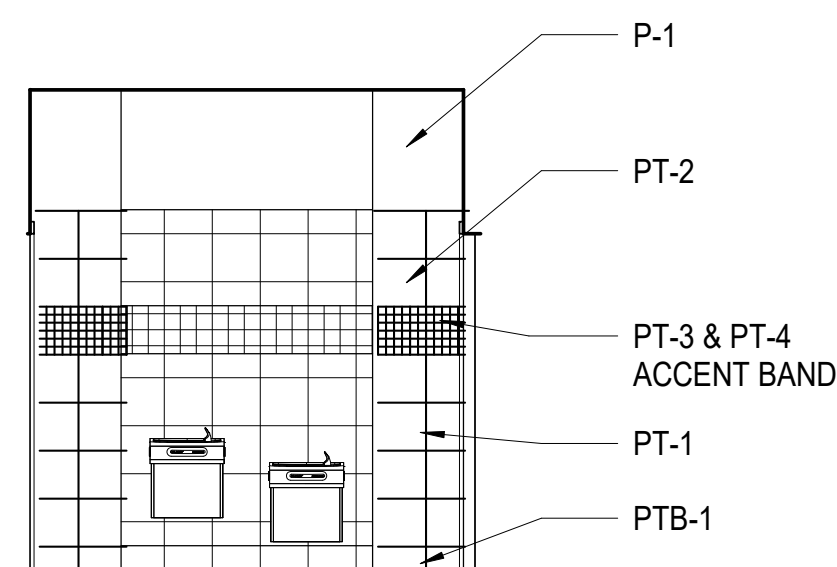
2 **BROKERS 161 - DESK FRONT ELEVATION**
1/4" = 1'-0"



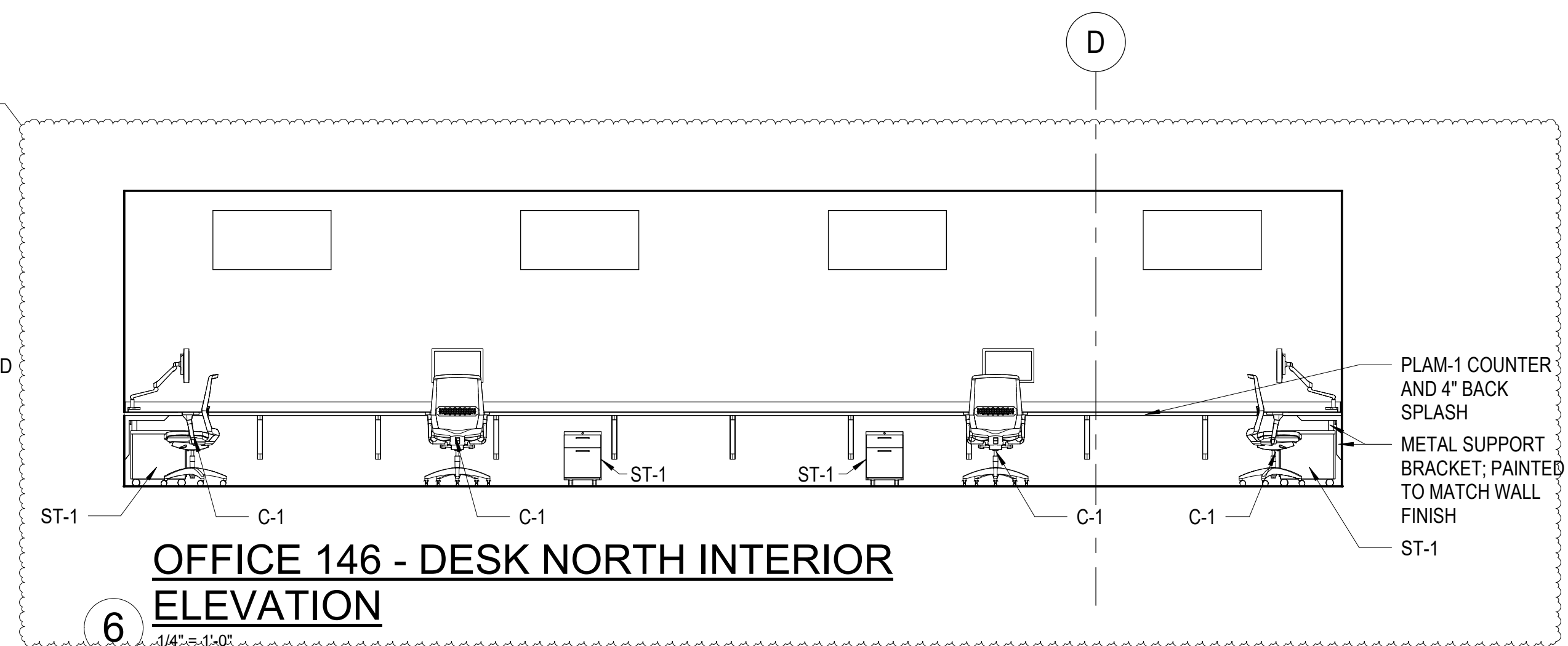
3 **BROKERS 161 - DESK INTERIOR ELEVATION**
1/4" = 1'-0"



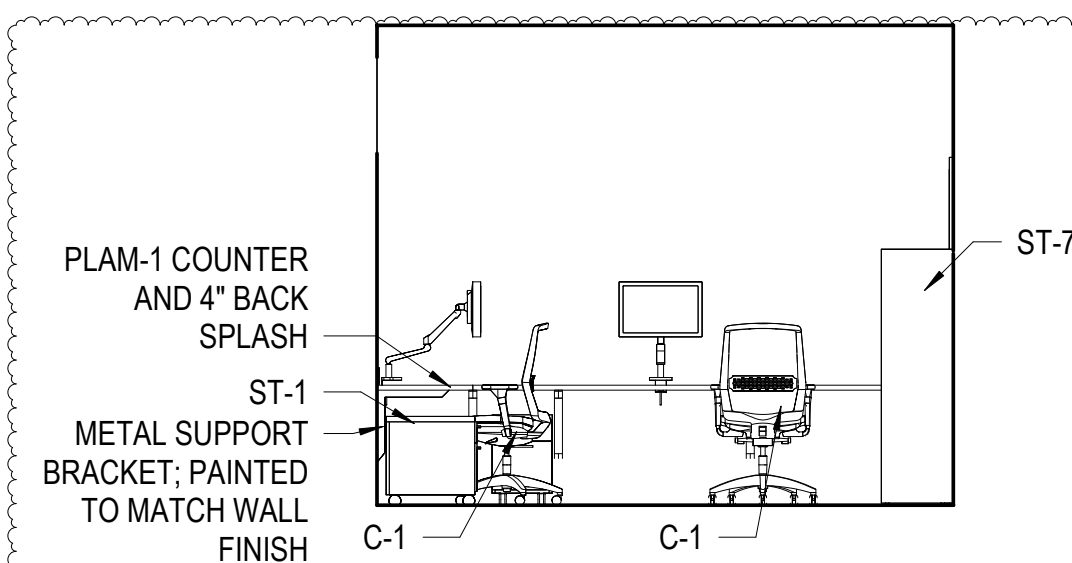
4 **BROKERS 161 - DESK INTERIOR ELEVATION**
1/4" = 1'-0"



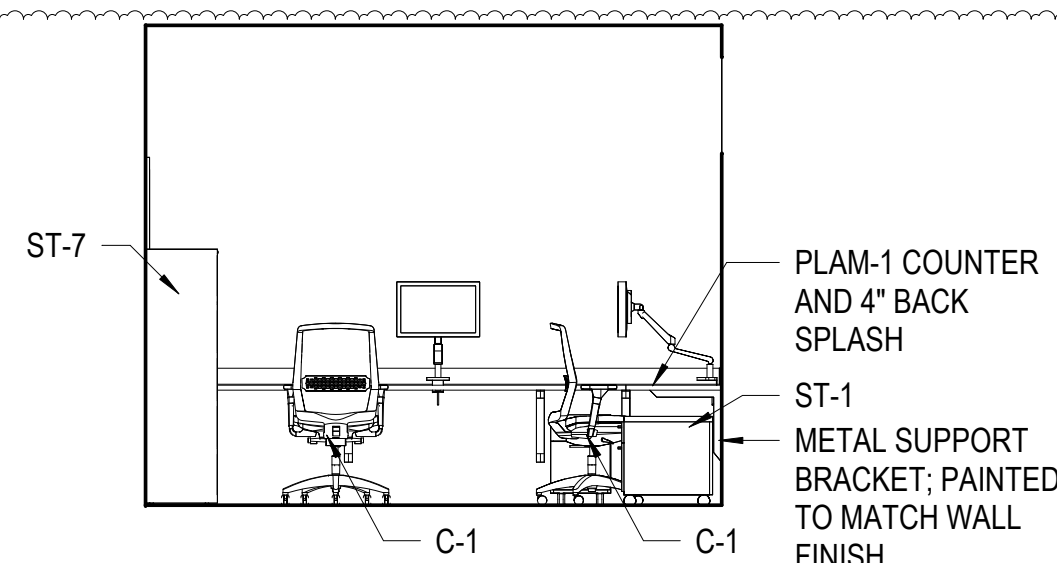
5 **DRINKING FOUNTAIN**
1/4" = 1'-0"



6 **OFFICE 146 - DESK NORTH INTERIOR ELEVATION**
1/4" = 1'-0"



7 **OFFICE 146 - DESK EAST INTERIOR ELEVATION**
1/4" = 1'-0"



8 **OFFICE 146 - DEST WEST INTERIOR ELEVATION**
1/4" = 1'-0"



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819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
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HALFF
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TEL (956) 664-0288 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

INTERIOR ELEVATIONS

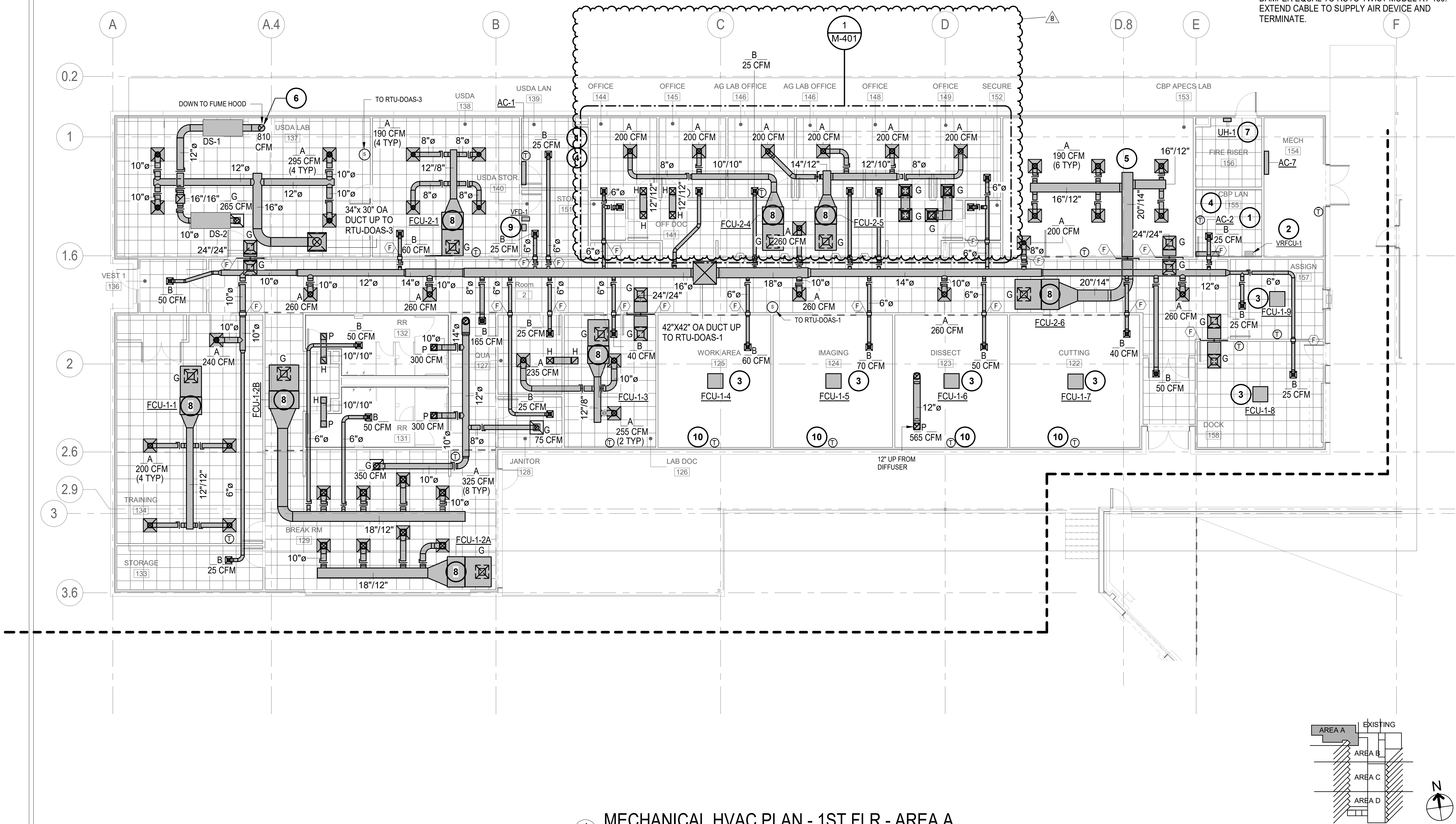
SCALE: AS NOTED		SHEET OF		
DN:		CONT	SECT	JOB
CK DN:				HIGHWAY
DW:		921	02	424,425,433
CK DW:				PHARR INT. BRIDGE
TR:		DIST		COUNTY
CK TR:		PHR		HIDALGO
				SHEET NO.
				I-115

GENERAL NOTES:

- A. REFER TO SHEET M-001 FOR GENERAL MECHANICAL NOTES.
- B. REFER TO PLUMBING PLANS FOR MECHANICAL EQUIPMENT CONDENSATE PIPING.
- C. REFRIGERANT LINE SETS SERVING COLD INSPECTION EQUIPMENT SHALL BE SIZED BY EQUIPMENT MANUFACTURER BASED UPON INDICATED LINE LENGTHS AND ROUTES.

KEY NOTES ①

- 1. CONTRACTOR SHALL INSTALL AC ON WALL ABOVE DOOR. ROUTE REFRIGERANT LINES UP TO CONDENSING UNIT.
- 2. FINAL LOCATION OF VRV MASTER CONTROLLER FOR 'AREA A' AND 'AREA B' SHALL BE PROVIDED BY OWNER.
- 3. CASSETTE VRV SYSTEM SHALL BE HUNG FROM STRUCTURE WITH THREADED RODS. COORDINATE WITH GENERAL CONTRACTOR FOR POSITION OF UNIT AND FRAMING AROUND UNIT. REFER TO DETAIL 7/M-502. COORDINATE WITH DIVISION 22 FOR CONDENSATE ROUGH-IN. COORDINATE WITH GENERAL CONTRACTOR FOR ACCESS PANELS AROUND UNIT FOR ACCESS.
- 4. VENTS, DUCTS, REGISTERS OR ANY OTHER TYPE OF MISCELLANEOUS OPENINGS WILL BE PROTECTED BY EITHER 3/8-INCH STEEL BARS WELDED VERTICALLY AND HORIZONTALLY EVERY 6-INCHES OFF CENTER; - OR - WITH 9-GAUGE WOVEN MESH GRILLS.
- 5. PROVIDE AND INSTALL CABLE OPERATED BALANCING DAMPER EQUAL TO ROTO-TWIST MODEL RT-150. EXTEND CABLE TO SUPPLY AIR DEVICE AND TERMINATE.
- 6. APPLY AIR DEVICE AND TERMINATE.
- 7. ROUTE EXHAUST DUCTWORK DOWN TO FUME HOOD COLLAR. COORDINATE LOCATION OF FUME HOOD WITH GENERAL CONTRACTOR PRIOR TO FINAL ROUGH IN OF DUCTWORK. DIVISION 23 TO MAKE FINAL CONNECTION. TAB FIRM TO PROVIDE FULL CERTIFICATION ON FUME HOOD FLOW RATES TO COMPLY WITH USDA HOOD GUIDELINES.
- 8. MOUNT UNIT HEATER HIGH ON WALL WITH WALL BRACKET. COORDINATE MOUNTING LOCATION WITH DIVISION 26.
- 9. FCU SHALL BE SUSPENDED FROM STRUCTURE WITH THREADED ROD AND SPRING ISOLATORS. PROVIDE GALVANIZED AUXILIARY DRAIN PAN MOUNTED BELOW UNIT WITH OVERFLOW SWITCH. INSULATED RETURN AIR PLENUM SHALL HAVE A SLIDE OUT FILTER RACK WITH A BOTTOM TAP FOR A RETURN AIR GRILLE. REFER TO DETAIL 02/M-503 FOR ADDITIONAL ACCESSORIES AND INFORMATION.
- 10. INSTALL VFD SERVING LEF-1 ON WALL WITH LEF-1 NOZZLE CONTROLLER MOUNTED ADJACENT TO VFD. COORDINATE WITH DIVISION 26 FOR ROUGH-IN LOCATIONS. REFER TO MECHANICAL CONTROLS DRAWINGS & MANUFACTURERS INSTALLATION DOCUMENTS FOR WIRING DIAGRAMS & SETUP.
- 11. THERMOSTATS MOUNTED ON EXTERIOR WALL SHALL BE PROVIDED WITH AN INSULATED THERMOSTAT SUB-BASE AND PLEXIGLASS LOCKING COVER.



1 MECHANICAL HVAC PLAN - 1ST FLR - AREA A
1/8" = 1'-0"

No.	Date	Description
8	04/22/2025	AG LAB OFFICE REDESIGN



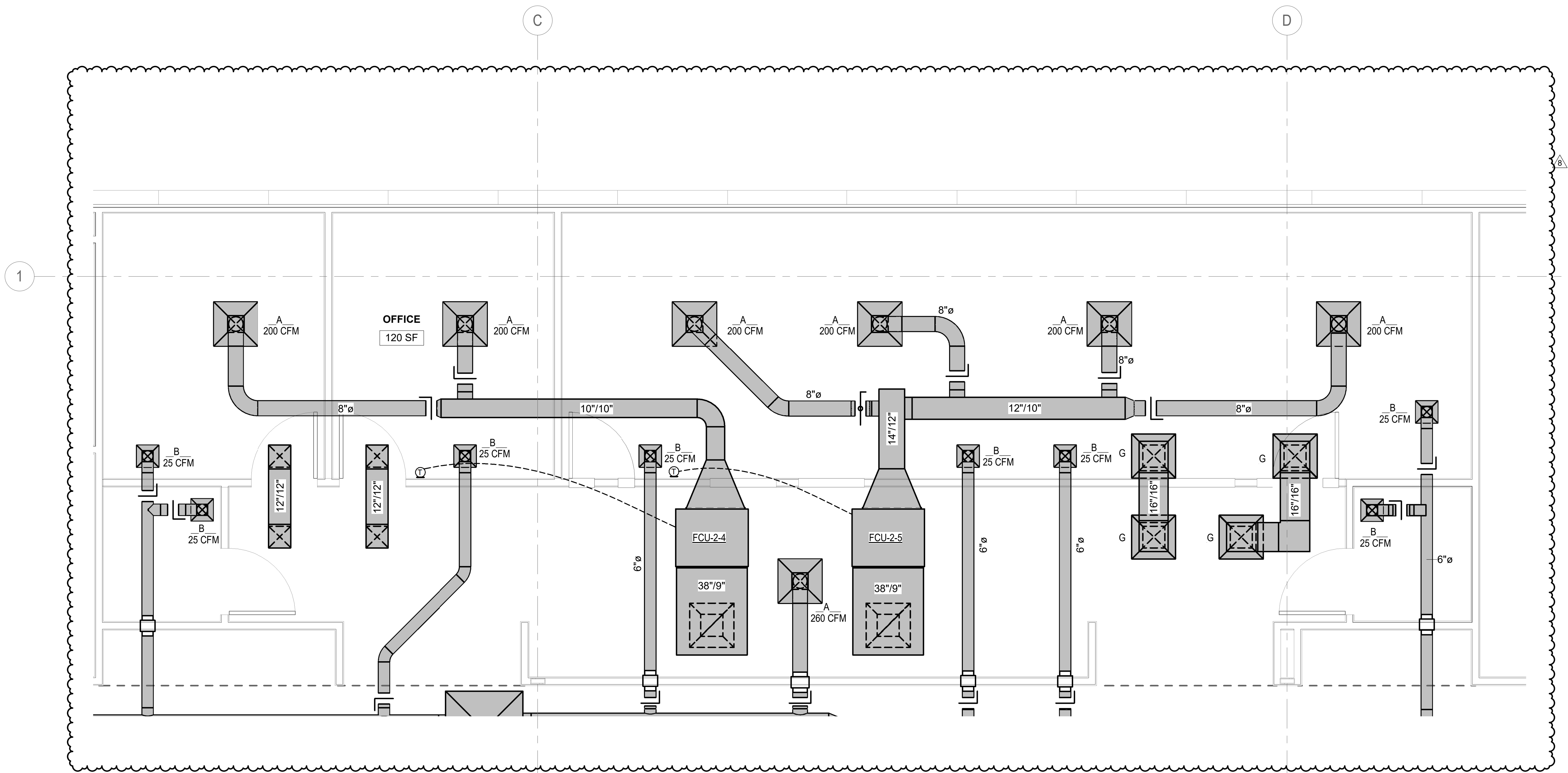
GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
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TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
MECHANICAL HVAC PLAN -
AREA A

SCALE: AS NOTED	SHEET OF			
DN	CONT	SECT	JOB	HIGHWAY
CK DN	921	02	424.425.433	PHARR INT. BRIDGE
DW:	DIST	COUNTY		SHEET NO.
TR	PHR	HIDALGO		M-101
CK TR				



1 MECHANICAL HVAC PLAN - AREA A - ENLARGEMENT
3/8" = 1'-0"

No.	Date	Description
8	04/22/2025	AG LAB OFFICE REDESIGN



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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

MECHANICAL HVAC
ENLARGED PLAN

SCALE: AS NOTED		SHEET OF		
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424.425.433	PHARR INT. BRIDGE
DW:	DIST		COUNTY	SHEET NO.
CK DW:	PHR		HIDALGO	M-401
TR:				
CK TR:				

VARIABLE REFRIGERANT VOLUME - AIR-COOLED CONDENSING UNIT SCHEDULE																							
MARK	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	DESCRIPTION	COOLING CAPACITY		HEATING CAPACITY		REFRIGERANT CHARGE	CONNECTION RATIO (%)	ELECTRICAL				DIMENSIONS		EFFICIENCY (NonDucted/Ducted or Specific Combo)							NOTES
				BTU/h	AMBIENT DESIGN ("F DB)	BTU/h	AMBIENT DESIGN ("F DB / WB)	FACTORY CHARGE (LBS)		VOLTAGE-PHASE	MCA	MOCP	RLA										
											AMPS	AMPS	AMPS	(WxHxD) (inch)	WEIGHT (lbs)	EER	IEER	COP47	COP17	SCHE	SEER	HSPF	
HP-1A	RXYQ96XAYDA	8	Air cooled heat pump (1)	94,855	105.0	93,590	30.0 / 29.0	22.7	131.3	460V 3ph	20.6	25.0	10.2	48.9 x 66.7 x 30.2	553.4	14.3 / 12.6	27.3 / 22.5	4.21 / 3.49	2.71 / 2.48	n/a	n/a / n/a	n/a / n/a	ALL
HP-1B	RXYQ96XAYDA	8	Air cooled heat pump (1)	93,382	105.0	93,081	30.0 / 29.0	22.7	112.5	460V 3ph	20.6	25.0	10.2	48.9 x 66.7 x 30.2	553.4	14.3 / 12.6	27.3 / 22.5	4.21 / 3.49	2.71 / 2.48	n/a	n/a / n/a	n/a / n/a	ALL
HP- 2	RXYQ96XAYDA	8	Air cooled heat pump (1)	94,643	105.0	93,445	30.0 / 29.0	22.7	125.0	460V 3ph	20.6	25.0	10.2	48.9 x 66.7 x 30.2	553.4	14.3 / 12.6	27.3 / 22.5	4.21 / 3.49	2.71 / 2.48	n/a	n/a / n/a	n/a / n/a	ALL
HP- 3	RXTQ80TAVJUA	5	Air cooled heat pump (1)	55,579	105.0	48,535	30.0 / 29.0	7.9	94.7	208-230V 1ph	29.1	35.0	23.2	35.4 x 53.0 x 12.6	224.9	9.8 / 9.2	n/a / n/a	n/a / n/a	n/a / n/a	n/a	18 / 16	10.5 / 10.5	ALL
HP- 4	RXYQ168XAYDA	14	Air cooled heat pump (1)	164,443	105.0	132,348	30.0 / 29.0	17.2	128.6	460V 3ph	25.9	35.0	17.0	48.9 x 66.7 x 30.2	709.9	10.6 / 10.6	22.6 / 19.8	3.4 / 3.2	2.34 / 2.27	n/a	n/a / n/a	n/a / n/a	ALL
NOTES:																							
1. CONTRACTOR MUST BE CERTIFIED FOR INSTALLATION OF PRODUCTS PROVIDED AND PROVIDE PROOF OF CERTIFICATION WITHIN THE LAST 36 MONTHS.																							
2. PROVIDE CONDENSING UNITS WITH FULLY MODULATING INVERTER COMPRESSORS FOR CAPACITY CONTROL.																							
3. CONTRACTOR TO PROVIDE AND INSTALL INSULATION ON ALL REFRIGERANT PIPING.																							
4. PROVIDE ALL VRF FAN COILS AND CONDENSING UNITS WITH 10-YEAR PARTS WARRANTY.																							
5. PROVIDE INTELLIGENT MANAGER CENTRAL CONTROLLER WITH 10" LCD SCREEN, ABILITY TO STORE OPERATIONAL DATA, SEND E-MAIL ALERTS, SCHEDULE ZONES AND PROVIDE WEIGHTED DEMAND AUTO-CHANGEOVER OPERATION. PROVIDE BACNET INTERFACE TO TIE INTO 3RD PARTY DDC SYSTEM.																							
6. PROVIDE METAL HAIL GUARDS FOR OUTDOOR UNIT(S).																							
7. PROVIDE AND INSTALL PHASE/VOLTAGE MONITORING AND PROTECTION EQUAL TO ICM 455 WITH NEMA 3R ENCLOSURE AND NECESSARY RELAYS, TRANSFORMERS AND CONTACTORS TO SHUT DOWN UNIT WHEN EXPOSED TO BAD POWER. EQUIPMENT MANUFACTURER IS RESPONSIBLE FOR INSTALLATION AND STARTUP OF THIS PROTECTION.																							
8. EQUIPMENT MANUFACTURER SHALL PROVIDE ALL BRANCH PIPING (REFNET) FITTINGS REQUIRED FOR THE PROJECT.																							
9. CONTRACTOR RESPONSIBLE FOR ANY COSTS INCURRED USING ALTERNATE ACCEPTABLE MANUFACTURER INCLUDING BUT NOT LIMITED TO ELECTRICAL, CONDENSATE PIPING, REFRIGERANT PIPING, OR STRUCTURAL CHANGES.																							
10. PROVIDE CONDENSING UNITS WITH MINIMUM 10,000 HR ASTM B 117 SALT SPRAY TEST RATED CABINET AND COIL PROTECTION.																							
11. SUBMITTAL SHALL COME WITH ASHRAE 15 COMPLIANCE REPORT.																							
12. MANUFACTURER SHALL COMPLY WITH BUY AMERICAN ACT.																							

VARIABLE REFRIGERANT VOLUME - INDOOR UNIT SCHEDULE																						
MARK	ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	TYPE	CONNECTED TO:		SUPPLY FAN	COOLING CAPACITY			HEATING CAPACITY		ELECTRICAL			DIMENSIONS		WEIGHT	NOTES	OPTIONS & ACCESSORIES		
					CONDENSING UNIT	ZONE CHANGEOVER DEVICE	AIR FLOW RATE (CFM)	TOTAL (BTU/HR)	SENSIBLE BTU/BR	ENTERING AIR		TOTAL BTU/h	ENTERING AIR °F DB	POWER SUPPLY VOLTS / PHASE	MCA	MOP	WxHxD inch	Net lbs				
										°F DB	°F WB											
FCU- 1-1	134	FXSQ30TAVJU	2.5	MSP CONCEALED DUCTED UNIT	HP-1A	NO	800	29,994	22,023	80.0	67.0	34,120	70.0	208-230V 1ph	1.8	15.0	39.4 x 9.6 x 31.5	82.0	ALL	BRC1E73 (1)		
FCU- 1-2a	129	FXSQ48TAVJU	4.0	MSP CONCEALED DUCTED UNIT	HP-1A	NO	1,300	48,011	33,599	80.0	67.0	53,910	70.0	208-230V 1ph	2.8	15.0	55.1 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 1-2b	129	FXSQ48TAVJU	4.0	MSP CONCEALED DUCTED UNIT	HP-1A	NO	1,300	48,011	33,599	80.0	67.0	53,910	70.0	208-230V 1ph	2.8	15.0	55.1 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 1-3	126-127	FXSQ24TAVJU	2.0	MSP CONCEALED DUCTED UNIT	HP-1B	NO	745	23,989	16,749	80.0	67.0	26,955	70.0	208-230V 1ph	1.8	15.0	39.4 x 9.6 x 31.5	82.0	ALL	BRC1E73 (1)		
FCU- 1-4	125	FXZQ12TAVJU	1.0	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	353	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	0.4	15.0	22.6 x 10.2 x 22.6	36.4	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 1-5	124	FXZQ12TAVJU	1.0	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	353	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	0.4	15.0	22.6 x 10.2 x 22.6	36.4	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 1-6	123	FXZQ12TAVJU	1.0	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	353	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	0.4	15.0	22.6 x 10.2 x 22.6	36.4	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 1-7	122	FXFQ18TVJU	1.5	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	353	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	0.4	15.0	22.6 x 10.2 x 22.6	36.4	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 1-8	158	FXZQ18TAVJU	1.5	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	511	18,086	12,679	80.0	67.0	20,121	70.0	208-230V 1ph	0.6	15.0	22.6 x 10.2 x 22.6	41.9	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 1-9	157	FXZQ12TAVJU	1.0	4-Way Discharge Ceiling Cassette (2' x 2')	HP-1B	NO	353	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	0.4	15.0	22.6 x 10.2 x 22.6	36.4	ALL	BRC1E73 (1), BYFQ60C3W1W (1)		
FCU- 2-1	140	FXSQ24TAVJU	2.0	MSP CONCEALED DUCTED UNIT	HP- 2	NO	799	23,989	16,749	80.0	67.0	26,955	70.0	208-230V 1ph	1.8	15.0	39.4 x 9.6 x 31.5	82.0	ALL	BRC1E73 (1)		
FCU- 2-4	144-145	FXSQ12TAVJU	1.0	MSP CONCEALED DUCTED UNIT	HP- 2	NO	400	11,944	7,696	80.0	67.0	13,642	70.0	208-230V 1ph	1.6	15.0	39.4 x 9.6 x 31.5	77.0	ALL	BRC1E73 (1)		
FCU- 2-5	146	FXSQ24TAVJU	2.0	MSP CONCEALED DUCTED UNIT	HP- 2	NO	800	23,989	16,749	80.0	67.0	26,955	70.0	208-230V 1ph	1.8	15.0	39.4 x 9.6 x 31.5	77.0	ALL	BRC1E73 (1)		
FCU- 2-6	153	FXSQ36TAVJU	3.0	MSP CONCEALED DUCTED UNIT	HP- 2	NO	1,140	36,000	25,125	80.0	67.0	39,921	70.0	208-230V 1ph	2.5	15.0	55.1 x 9.6 x 31.5	101.0	ALL	BRC1E73 (1)		
FCU- 3-1	161-167-168	FXSQ54TAVJU	4.5	MSP CONCEALED DUCTED UNIT	HP- 3	NO	1,380	54,017	37,772	80.0	67.0	60,051	70.0	208-230V 1ph	3.3	15.0	61.0 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 4-1	166	FXSQ54TAVJU	4.5	MSP CONCEALED DUCTED UNIT	HP- 4	NO	1,380	54,017	37,772	80.0	67.0	60,051	70.0	208-230V 1ph	3.3	15.0	61.0 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 4-2	166	FXSQ54TAVJU	4.5	MSP CONCEALED DUCTED UNIT	HP- 4	NO	1,380	54,017	37,772	80.0	67.0	60,051	70.0	208-230V 1ph	3.3	15.0	61.0 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 4-3	166	FXSQ54TAVJU	4.5	MSP CONCEALED DUCTED UNIT	HP- 4	NO	1,380	54,017	37,772	80.0	67.0	60,051	70.0	208-230V 1ph	3.3	15.0	61.0 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
FCU- 4-4	173	FXSQ54TAVJU	4.5	MSP CONCEALED DUCTED UNIT	HP- 4	NO	1,380	54,017	37,772	80.0	67.0	60,051	70.0	208-230V 1ph	3.3	15.0	61.0 x 9.6 x 31.5	104.0	ALL	BRC1E73 (1)		
NOTES: 1. PROVIDE FILTER RACK FOR DUCTED UNITS. 2. PROVIDE FACTORY MOUNTED CONDENSATE PUMP. 3. PROVIDE ASHRAE 15 COMPLIANT VRF SYSTEM FOR BUILDING FLOOR PLAN AND ARCHITECTURAL LAYOUT. EQUIPMENT MANUFACTURER MUST PROVIDE ASHRAE 15 ANALYSIS AND REPORT SHOWING COMPLIANCE. 4. PROVIDE ALL VRF FAN COILS AND CONDENSING UNITS WITH 10-YEAR PARTS WARRANTY. 5. PROVIDE CENTRALIZED CONTROLLER WITH BACNET SERVER CAPABILITIES FOR INTEGRATION INTO 3RD PARTY DDC SYSTEM. 6. CONTRACTOR TO PROVIDE MINIMUM 24X24 ACCESS DOORS FOR ACCESS ABOVE HARD CEILINGS TO PIPING CONNECTIONS AND OTHER SERVICABLE COMPONENTS. COORDINATE SIZE AND LOCATION WITH EQUIPMENT SUPPLIER. 7. CONTRACTOR TO PROVIDE AND INSTALL 2-POSITION ISOLATION VALVES (TYPE TO BE RECOMMENDED BY MANUFACTURER) AT EACH INDOOR UNIT AND IN AN ACCESSIBLE LOCATION. PROVIDE ACCESS DOOR IF NECESSARY. 8. MANUFACTURER SHALL COMPLY WITH BUY AMERICAN ACT.																						

No.	Date	Description
8	04/22/2025	AG LAB OFFICE REDESIGN



CITY OF PHARR, TEXAS



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TEXAS DEPARTMENT OF TRANSPORTATION



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PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

MECHANICAL SCHEDULES

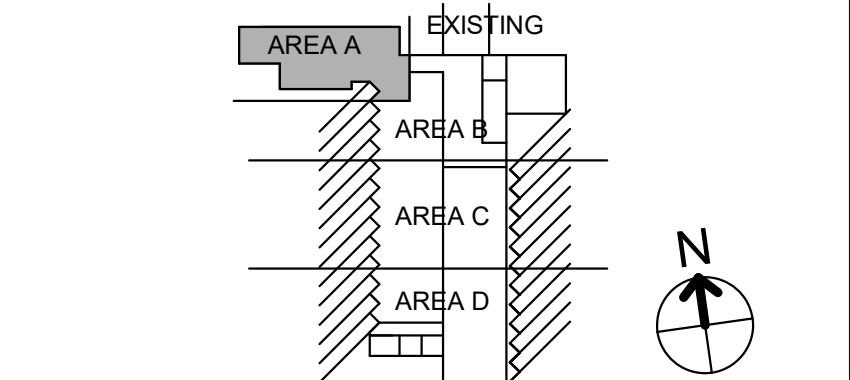
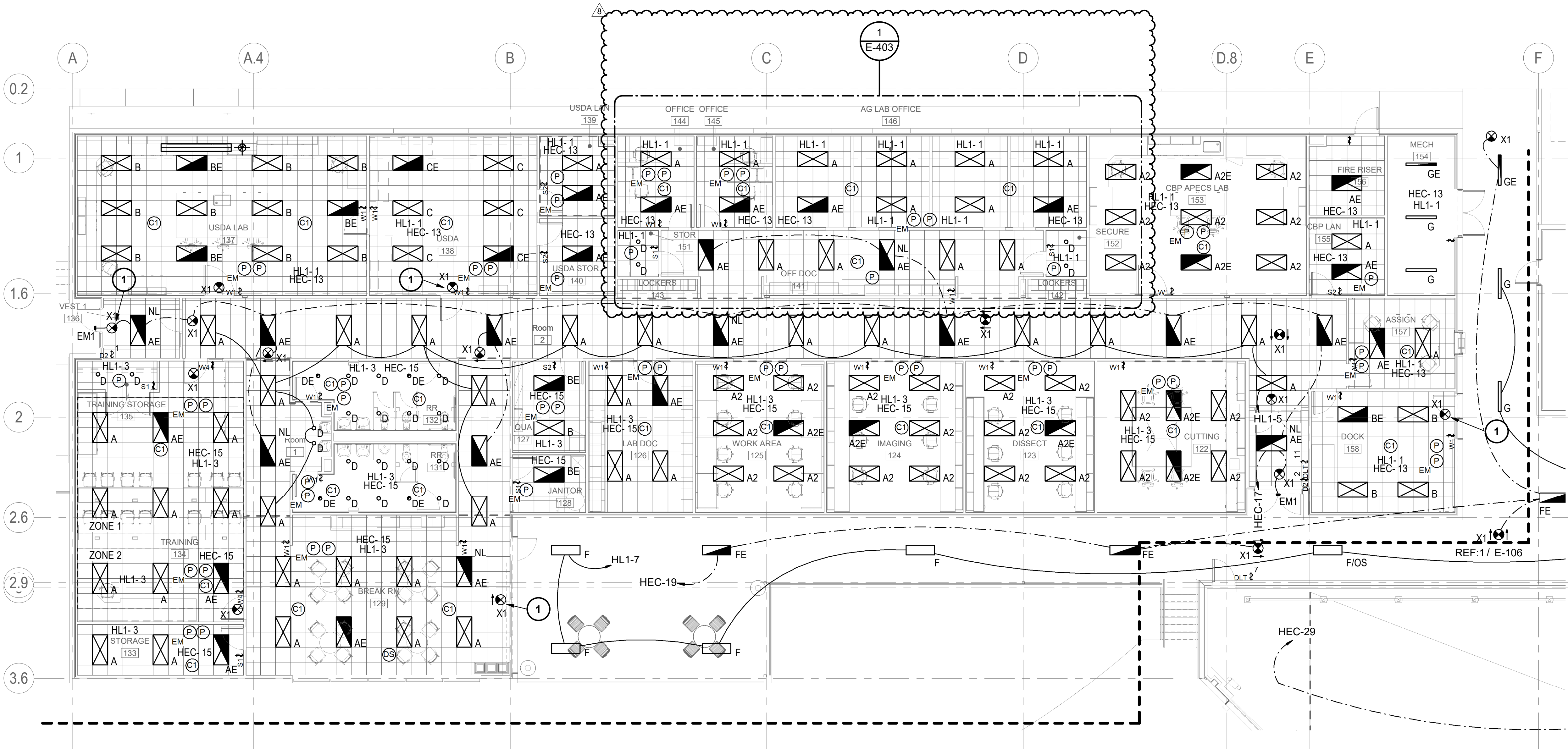
SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:	DIST		COUNTY	SHEET NO.
CK DW:	PHR		HIDALGO	M-604A

GENERAL NOTES:

- A. REFER TO SHEET E-002 FOR GENERAL NOTES.
- B. TYPICAL OF ALL LIGHTING CIRCUITS: THE EMERGENCY LUMAIRES IN EACH SPACE ARE POWERED BY AN EMERGENCY CIRCUIT DESIGNATED 'HEC' AND SHALL BE CONTROLLED VIA AN EMERGENCY TYPE POWER PACK. THE NON EMERGENCY LUMAIRES IN SPACE ARE POWERED BY AN ESSENTIAL CIRCUIT DESIGNATED HL1, OR HL2 AND IS CONTROLLED BY A NORMAL TYPE POWER PACK.

KEY NOTES: #

- 1. EXIT SIGNS SHALL BE CIRCUITED TO "UN-SWITCHED" EMERGENCY LIGHTING CIRCUIT. TYPICAL OF ALL.



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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

ELECTRICAL LIGHTING
PLAN - AREA A

SCALE:	AS NOTED	SHEET	OF
DN:	CONT	SECT	JOB
CK DN:	921	02	424,425,433
DW:	DIST	COUNTY	SHEET NO.
CK DW:	PHR	HIDALGO	E-105
TR:			
CK TR:			

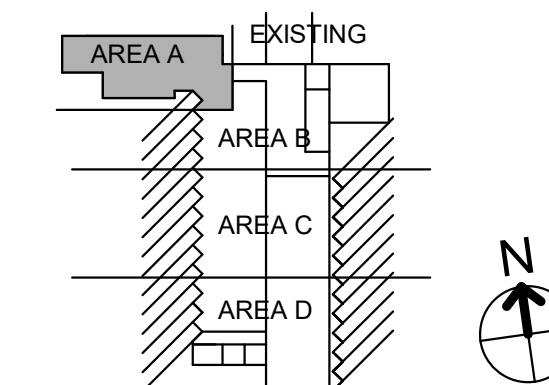
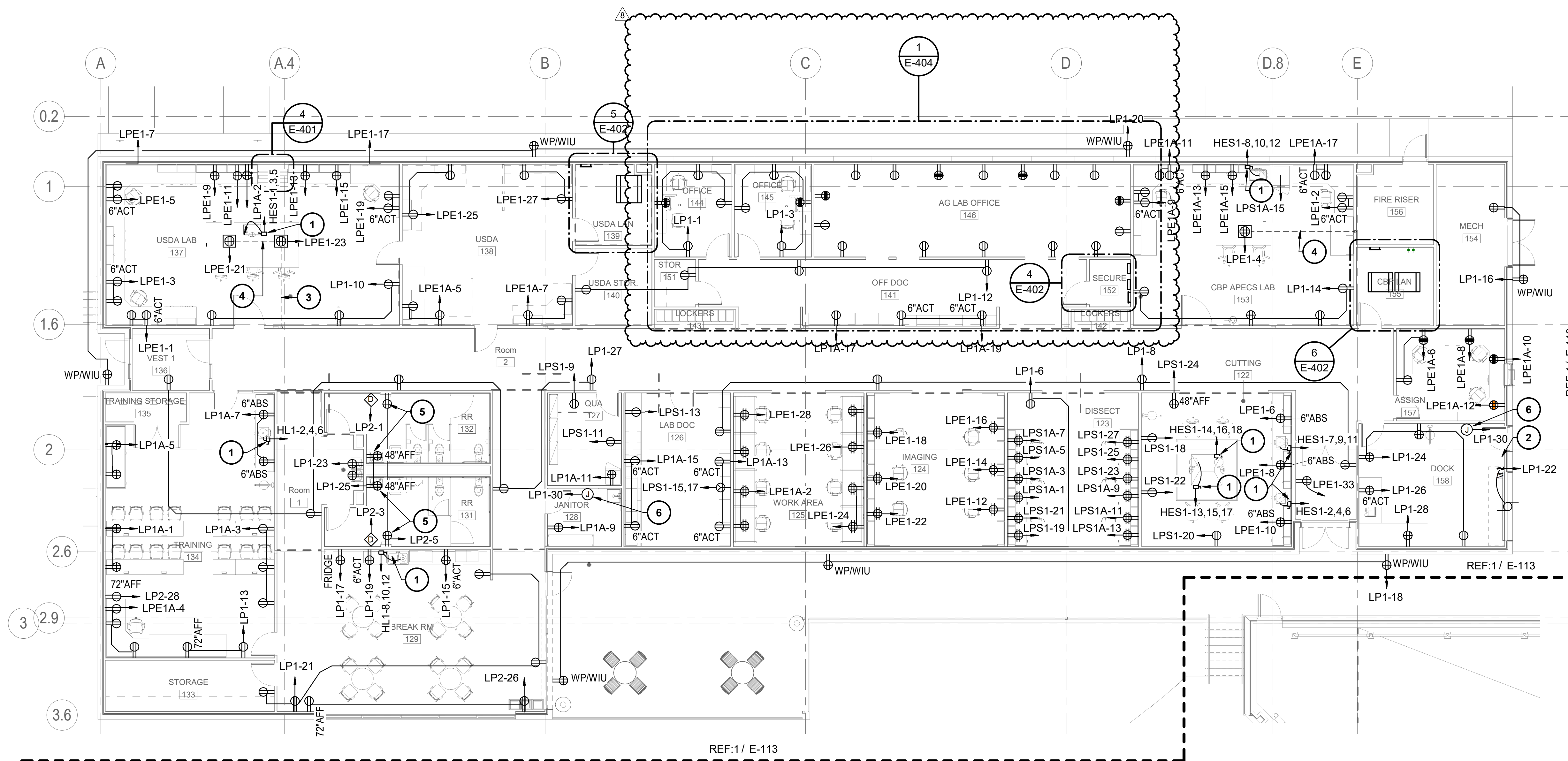
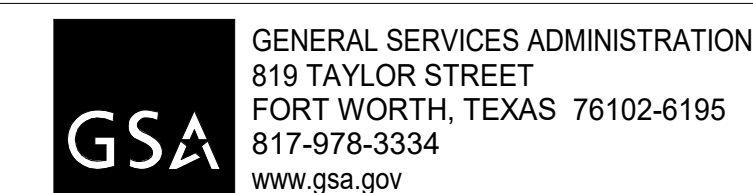
1 ELECTRICAL LIGHTING PLAN - AREA A
1/8" = 1'-0"

KEY NOTES: Ⓢ

1. MAKE FINAL CONNECTION TO IN-SINK-ERATOR CONTROL PANEL WITH INTEGRAL DISCONNECT. CONTROL PANEL PROVIDED BY DIVISION 22 AND INSTALLED BY DIVISION 26. COORDINATE CONTROL PANEL LOCATION WITH PLUMBING CONTRACTOR AND MILLWORK.
2. PROVIDE SINGLE POLE, 1HP MOTOR RATED SWITCH TO SERVE AS EQUIPMENT DISCONNECT FOR OVERHEAD DOOR.
3. FURNISH AND INSTALL (2) 1-INCH CONDUIT FOR FLOOR BOX 120VAC POWER CABLING CONDUIT SHALL BE ROUGHED-IN UNDERGROUND PRIOR TO SLAB CONCRETE POUR.
4. FURNISH AND INSTALL A 1-INCH CONDUIT FOR FLOOR BOX 120VAC POWER CABLING. CONDUIT SHALL BE ROUGHED-IN UNDERGROUND PRIOR TO SLAB CONCRETE POUR.
5. PROVIDE RECEPTACLE OUTLETS WITH STAINLESS STEEL COVERS.
6. PROVIDE J-BOX ABOVE CEILING FOR ELECTRICAL CONNECTION TO TRAP PRIMER VALVE.

GENERAL NOTES:

- A. REFER TO SHEET E-002 FOR GENERAL NOTES.
B. SURFACE MOUNTED CONDUIT SHALL BE AVOIDED AT ALL AREAS, EXCEPT WHERE NOTED OTHERWISE.

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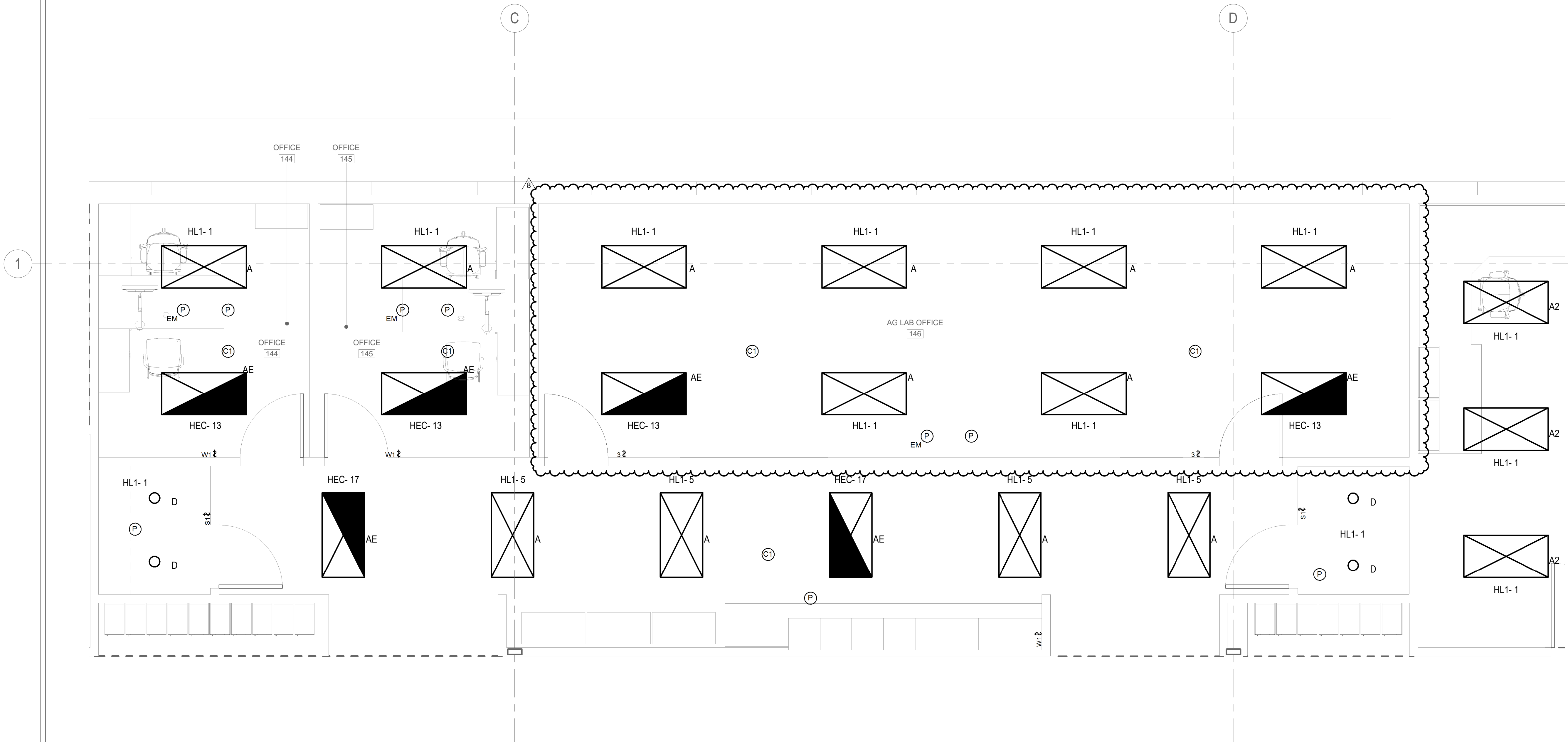
PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

ELECTRICAL POWER PLAN - AREA A

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:				
CK DW:				
TR:	DIST	COUNTY		SHEET NO.
CK TR:	PHR	HIDALGO		E-112

GENERAL NOTES:

- A. REFER TO SHEET E-002 FOR GENERAL NOTES.
- B. TYPICAL OF ALL LIGHTING CIRCUITS: THE EMERGENCY LUMINAIRES IN EACH SPACE ARE POWERED BY AN EMERGENCY CIRCUIT DESIGNATED 'HEC' AND SHALL BE CONTROLLED VIA AN EMERGENCY TYPE POWER PACK. THE NON EMERGENCY LUMINAIRES IN SPACE ARE POWERED BY AN ESSENTIAL CIRCUIT DESIGNATED HL1, OR HL2 AND IS CONTROLLED BY A NORMAL TYPE POWER PACK.



ELECTRICAL LIGHTING PLAN - AREA A -
ENLARGEMENT

1
3/8" = 1'-0"

No.	Date	Description
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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
ELECTRICAL LIGHTING
PLAN - AREA A -
ENLARGEMENT

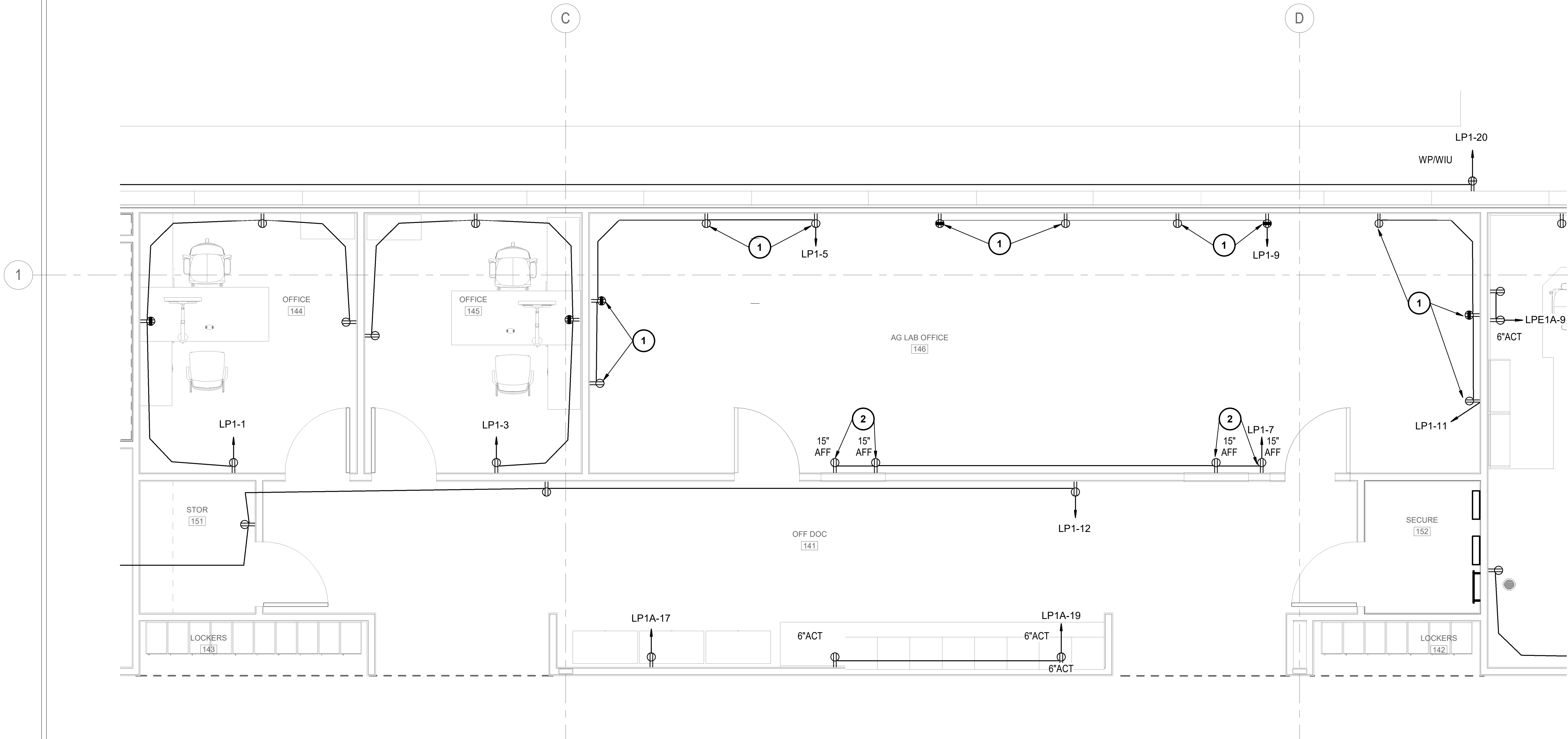
SCALE:	AS NOTED	SHEET	OF
DN:		CONT	SECT
CK DN:		921	02
DW:		424,425,433	PHARR INT. BRIDGE
CK DW:		DIST	COUNTY
TR:		PHR	HIDALGO
CK TR:			E-403

GENERAL NOTES:

- A. REFER TO SHEET E-002 FOR GENERAL NOTES.
- B. SURFACE MOUNTED CONDUIT SHALL BE AVOIDED AT ALL AREAS, EXCEPT WHERE NOTED OTHERWISE.
- C. CONTRACTOR TO RELOCATE EACH THERMOSTAT TO A SEPARATE ADJACENT NON-EXTERIOR WALL. CONTRACTOR TO COORDINATE WITH OWNER REGARDING MINIMUM MOUNTING HEIGHT.

KEY NOTES: #

- 1. INSTALL THE OUTLES, INCLUDING POWER AND VOICE/DATA, INTO THE FURNITURE HOLES IDENTIFIED AS "DUPLEX". IF THAT IS NOT FEASIBLE, INSTALL THE OUTLETS, INCLUDING POWER AND VOICE/DATA, AT 8 INCHES (BOX CENTER POINT) ABOVE THE COUNTERTOP AND 18 INCHES ON EACH SIDE OF THE MONITOR CENTER VERTICAL LINE. THE REMAINING THREE DUPLEX RECEPTACLES SHALL BE INSTALLED EQUIDISTANTLY AT THE CENTER OF THE THREE OPEN SECTIONS ON THE BACK WALL, AS SHOWN. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL COORDINATE WITH THE FURNITURE AND ARCHITECTURAL SHEETS.
- 2. INSTALL EQUIDISTANTLY THE FOUR POWER OUTLETS, AT 15 INCHES AFF ON THE WALL, AS SHOWN. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL COORDINATE WITH THE FURNITURE AND ARCHITECTURAL SHEETS.



1 ELECTRICAL POWER PLAN - AREA A - ENLARGEMENT
3/8" = 1'-0"

No.	Date	Description
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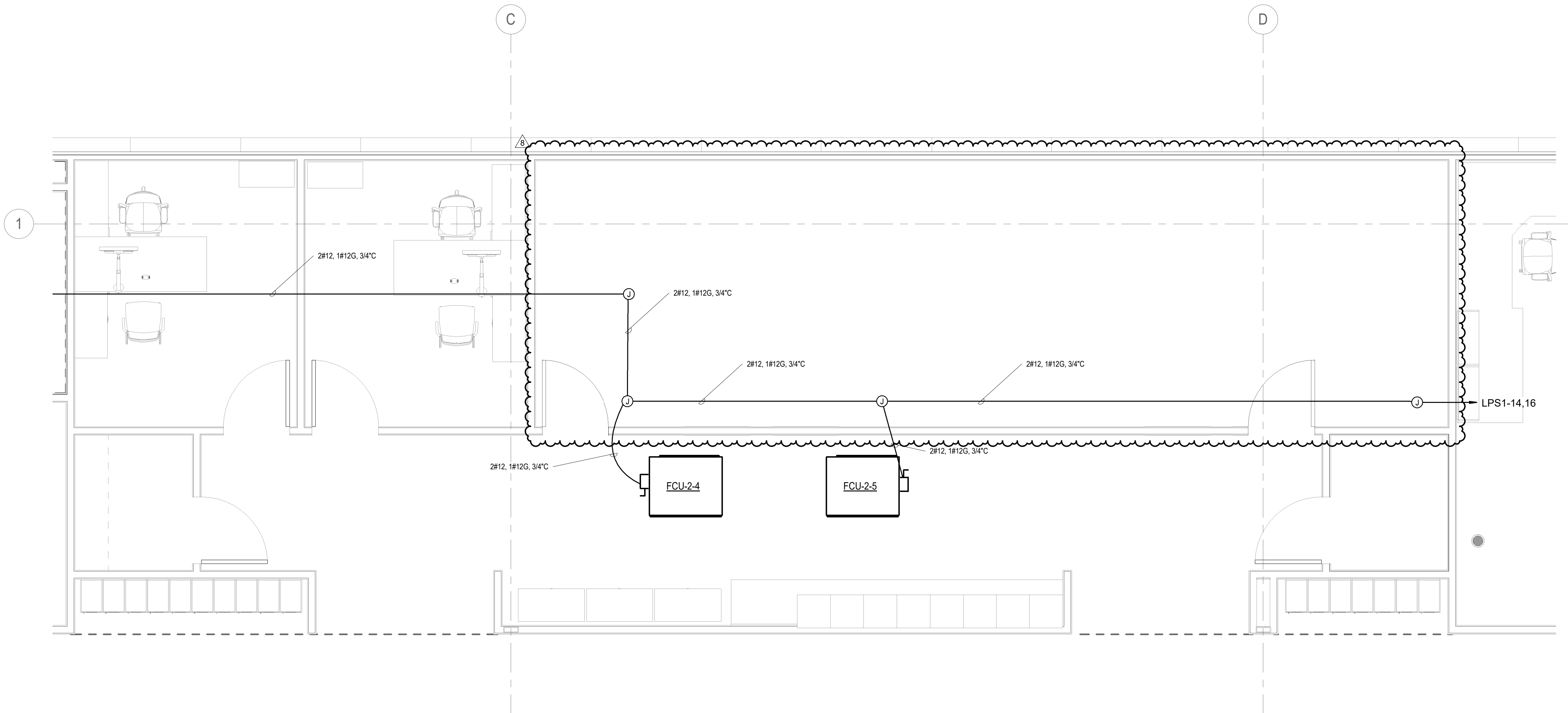


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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
ELECTRICAL POWER PLAN -
AREA A - ENLARGEMENT

SCALE: AS NOTED		SHEET OF	
DN:	CONT	SECT	JOB
CK DN:	921	02	424.425.433
DW:	DIST		COUNTY
CK DW:	PHR		HIDALGO
TR:	SHEET NO.		E-404
CK TR:			

GENERAL NOTES:
A. REFER TO SHEET E-002 FOR GENERAL NOTES.
B. REFER TO SHEET E-610 FOR ADDITIONAL MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS AND DISCONNECT MOUNTING INFORMATION.



MECHANICAL & PLUMBING EQUIPMENT CONNECTIONS PLAN - AREA A - ENLARGEMENT
① 3/8" = 1'-0"

No.	Date	Description
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PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS
MECHANICAL CONNECTIONS PLAN - AREA A - ENLARGEMENT

SCALE:	AS NOTED	SHEET OF			
DN:		CONT	SECT	JOB	HIGHWAY
CK DN:		921	02	424.425.433	PHARR INT. BRIDGE
DW:					
CK DW:		DIST	COUNTY		SHEET NO.
TR:		PHR	HIDALGO		E-405
CK TR:					

PANEL: MDP1													
Location: ELEC 3 184				Volts: 480/277 Wye				A.I.C. Rating: 65K					
Supply From: ATS-3				Phases: 3				Mains Type: MCB					
Mounting: Surface				Wires: 4				Mains Rating: 800 A					
Enclosure: Type 1				MCB Rating: 800 A									
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	PWR: ACCU-CS-1	200 A	3	35338 VA	35338 VA					3	200 A	PWR: ACCU-CS-3	2
3	--	--	--			35338 VA	35338 VA			--	--	--	4
5	--	--	--					35338 VA	35338 VA	--	--	--	6
7	PWR: ACCU-CS-2	200 A	3	35338 VA	40746 VA					3	200 A	PNL 'HL3'	8
9	--	--	--			35338 VA	39913 VA			--	--	--	10
11	--	--	--					35338 VA	39104 VA	--	--	--	12
13	GEN 3 LOAD CENTER	90 A	3	19953 VA	0 VA					3	100 A	SPARE	14
15	--	--	--			19953 VA	0 VA			--	--	--	16
17	--	--	--					19953 VA	0 VA	--	--	--	18
19	GEN 3 BATTERY CHARGER	20 A	1	1920 VA	--					1	--	SPACE	20
21	GEN 3 BLOCK HEATER	30 A	2			5760 VA	--			1	--	SPACE	22
23	--	--	--					5760 VA	--	1	--	SPACE	24
25	GENERATOR 3 RECEPT.	20 A	1	1920 VA	0 VA					3	60 A	SPD	26
27	SPACE	--	1			--	0 VA			--	--	--	28
29	SPACE	--	1					--	0 VA	--	--	--	30
Total Load:				168267 VA		169274 VA		168489 VA					
Total Amps:				607 A		611 A		608 A					
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Lighting		7599 VA		125.00%		9499 VA							
Motor		409606 VA		100.00%		409606 VA		Total Conn. Load: 506029 VA					
Other		0 VA		0.00%		0 VA		Total Est. Demand: 509825 VA					
Receptacle		5580 VA		100.00%		5580 VA		Total Conn. Current: 609 A					
Power		15146 VA		100.00%		15146 VA		Total Est. Demand Current: 613 A					

PANEL: HEC													
Location: ELECTRICAL RM 187				Volts: 480/277 Wye				A.I.C. Rating: 35K					
Supply From: UPS-1				Phases: 3				Mains Type: MCB					
Mounting: Surface				Wires: 4				Mains Rating: 250 A					
Enclosure: Type 1				MCB Rating: 125 A									
Notes: PROVIDE WITH KIRK-KEY INTERLOCK BETWEEN MAIN BREAKER AND BYPASS BREAKER.													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXTERIOR LIGHTING	20 A	1	185 VA	0 VA					3	60 A	SPD	2
3	EXTERIOR LIGHTING - NORTH WALL PACKS	20 A	1			500 VA	0 VA			--	--	--	4
5	EXTERIOR LIGHTING	20 A	1					3014 VA	0 VA	--	--	--	6
7	EXTERIOR LIGHTING - SOUTH WALL PACKS	20 A	1	436 VA	10440 VA					3	90 A	PNL 'LPE1' VIA XFMR 'TE1'	8
9	EXTERIOR LIGHTING	20 A	1			3029 VA	8280 VA			--	--	--	10
11	EXTERIOR LIGHTING	20 A	1					1194 VA	10500 VA	--	--	--	12
13	LIGHTING GENERAL EMERGENCY	20 A	1	773 VA	1080 VA					3	90 A	PNL 'LPE2' VIA XFMR 'TE2'	14
15	LIGHTING GENERAL EMERGENCY	20 A	1			608 VA	900 VA			--	--	--	16
17	LIGHTING GENERAL EMERGENCY HALLWAY	20 A	1					508 VA	720 VA	--	--	--	18
19	LIGHTING - LAB BREEZE WAY EMERGENCY	20 A	1	569 VA	3900 VA					3	90 A	PNL 'LPE3' VIA XFMR 'TE3'	20
21	LIGHTING ROOM 166-1, 171, 168, 167 - EMERGENCY	20 A	1			659 VA	3720 VA			--	--	--	22
23	LIGHTING - BREEZE WAY BROKERS - EMERGENCY	20 A	1					668 VA	1430 VA	--	--	--	24
25	LIGHTING ROOM 102 - EMERGENCY	20 A	1	3068 VA	0 VA					3	250 A	BYPASS BREAKER FROM PANEL 'HCP'	26
27	LIGHTING ROOM 186, 187	20 A	1			158 VA	0 VA			--	--	--	28
29	LIGHTING COLD INSPECTION 101 - EMERGENCY	20 A	1					2426 VA	0 VA	--	--	--	30
31	LIGHTING COLD INSPECTION 101 - EMERGENCY	20 A	1	1554 VA	0 VA					1	20 A	SPARE	32
33	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	34
35	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	36
37	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE	38
39	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	40
41	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	42
Total Load:				21996 VA		17854 VA		20404 VA					
Total Amps:				81 A		64 A		75 A					
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Lighting		17970 VA		125.00%		22463 VA							
Receptacle		40250 VA		62.42%		25125 VA		Total Conn. Load: 60252 VA					
Power		720 VA		100.00%		720 VA		Total Est. Demand: 49619 VA					
Lighting - Exterior		1379 VA		100.00%		1379 VA		Total Conn. Current: 72 A					
								Total Est. Demand Current: 60 A					

Switchboard: EPSS

Location: ELECTRICAL RM 187
Supply From: ATS-E
Mounting: Surface
Enclosure: Type 1

Volts: 480/277 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 65K
Mains Type: MCB
Mains Rating: 1600 A
MCB Rating: 1600 A

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	PNL 'HES' VIA 'ATS-1'	3	1200 A	1200 A	562555 VA	
2	PNL 'HCP' VIA 'ATS-2'	3	400 A	400 A	147145 VA	
3	SPD	3	400 A	60 A	0 VA	
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Total Conn. Load:					709699 VA	
Total Amps:					854 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	133848 VA	100.00%	133848 VA		
Lighting	34638 VA	125.00%	43298 VA	Total Conn. Load: 709699 VA	
Motor	82158 VA	100.00%	82158 VA	Total Est. Demand: 656034 VA	
Other	1440 VA	100.00%	1440 VA	Total Conn. Current: 854 A	
Receptacle	142650 VA	53.51%	76325 VA	Total Est. Demand Current: 789 A	
Power	129345 VA	100.00%	129345 VA		
Heating	10522 VA	100.00%	10522 VA		
Lighting - Exterior	1379 VA	100.00%	1379 VA		

Notes:

Switchboard: HES

Location: ELECTRICAL RM 187
Supply From: ATS-1
Mounting: Surface
Enclosure: Type 1

Volts: 480/277 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 35K
Mains Type: MCB
Mains Rating: 1200 A
MCB Rating: 1200 A

Notes:

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
1	PNL 'LPS1' VIA XFMR 'TS1'	3	400 A	150 A	54147 VA	
2	PNL 'LPS2' VIA XFMR 'TS2'	3	400 A	150 A	20191 VA	
3	PNL 'LPS3' (MINI POWER-ZONE)	3	400 A	90 A	10380 VA	
4	PNL 'HES1'	3	400 A	250 A	136795 VA	
5	PNL 'HES2'	3	400 A	125 A	53208 VA	
6	PNL 'HL1'	3	400 A	250 A	118617 VA	
7	PNL 'HL2'	3	250 A	125 A	42751 VA	
8	PWR: HP-1A	3	100 A	25 A	8480 VA	
9	PWR: HP-1B	3	100 A	25 A	8480 VA	
10	PWR: HP-2	3	100 A	25 A	8480 VA	
11	PWR: HP-4	3	100 A	35 A	14133 VA	
12	GEN 1 LOAD CENTER	3	400 A	100 A	66510 VA	
13	GEN 1 BATTERY CHARGER	1	400 A	100 A	4432 VA	
14	GEN 1 BLOCK HEATER	2	400 A	30 A	11520 VA	
15	GEN 1 RECEPT.	1	400 A	20 A	4432 VA	
16						
17						
18						
19						
20						
Total Conn. Load:					562555 VA	
Total Amps:					677 A	

Legend:

8

PANEL: HL1																	
Location: ELECTRICAL RM 187				Volts: 480/277 Wye				A.I.C. Rating: 35K									
Supply From: HES				Phases: 3				Mains Type: MLO									
Mounting: Surface				Wires: 4				Mains Rating: 250 A									
Enclosure: Type 1																	
Notes:																	
CKT	Circuit Description			Trip	Poles	A		B		C		Poles	Trip	Circuit Description			CKT
1	LIGHTING ROOM 144, 145, AG LAB OFFICE, 158,...			20 A	1	1622 VA	2106 VA					3	15 A	PWR: IN SINK ERATOR (5HP) TRAINING 134			2
3	LIGHTING ROOM 134, 133, 129, 128			20 A	1			1772 VA	2106 VA			--	--				4
5	LIGHTING ROOM 2, 141, 1			20 A	1					762 VA	2106 VA	--	--				6
7	LIGHTING - LAB BREEZE WAY			20 A	1	1102 VA	831 VA					3	15 A	PWR: IN SINK ERATOR (1HP) BREAK RM 129			8
9	LIGHTING ROOM 186, 187			20 A	1			280 VA	831 VA			--	--				10
11	PWR: HEAT TRACE CABLING			30 A	1					3600 VA	831 VA	--	--				12
13	SPARE			20 A	1	0 VA	0 VA					1	20 A	SPARE			14
15	SPARE			20 A	1			0 VA	0 VA			1	20 A	SPARE			16
17	SPARE			20 A	1					0 VA	0 VA	1	20 A	SPARE			18
19	SPARE			20 A	1	0 VA	0 VA					1	20 A	SPARE			20
21	SPARE			20 A	1			0 VA	0 VA			1	20 A	SPARE			22
23	SPARE			20 A	1					0 VA	0 VA	1	20 A	SPARE			24
25	SPACE			--	1	--	0 VA					1	20 A	SPARE			26
27	SPACE			--	1			--	--			1	--	SPACE			28
29	SPACE			--	1					--	--	1	--	SPACE			30
31	SPACE			--	1	--	--					1	--	SPACE			32
33	SPACE			--	1			--	--			1	--	SPACE			34
35	SPACE			--	1					--	--	1	--	SPACE			36
37	PNL 'LP1' VIA XFMR 'T1'			150 A	3	33666 VA	0 VA					3	60 A	SPD			38
39	--			--	--			29446 VA	0 VA			--	--				40
41	--			--	--					37554 VA	0 VA	--	--				42
Total Load:						39328 VA		34436 VA		44854 VA							
Total Amps:						145 A		124 A		165 A							
Load Classification				Connected Load			Demand Factor			Estimated Demand			Panel Totals				
Lighting				5538 VA			125.00%			6923 VA			Total Conn. Load: 118617 VA				
Motor				12397 VA			100.00%			12397 VA			Total Est. Demand: 106332 VA				
Receptacle				37340 VA			63.39%			23670 VA			Total Conn. Current: 143 A				
Power				59742 VA			100.00%			59742 VA			Total Est. Demand Current: 128 A				
Heating				3600 VA			100.00%			3600 VA							

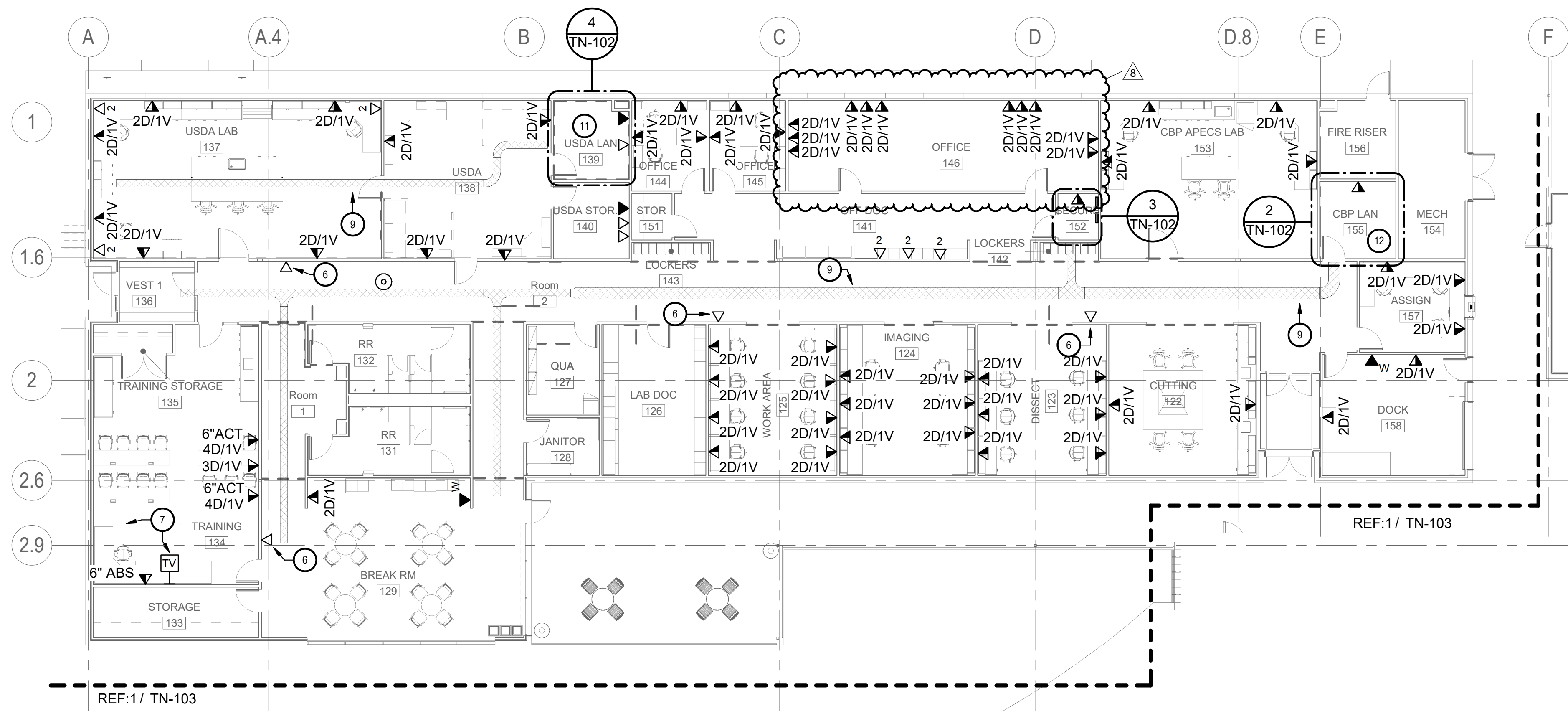
8 PANEL: HL2 Location: ELEC 169 Supply From: HES Mounting: Surface Enclosure: Type 1 Volts: 480/277 Wye Phases: 3 Wires: 4 A.I.C. Rating: 35K Mains Type: MCB Mains Rating: 125 A MCB Rating: 125 A																	
Notes:																	
CKT	Circuit Description			Trip	Poles	A		B		C		Poles	Trip	Circuit Description			CKT
1	LIGHTING ROOM 164, 165			20 A	1	1178 VA	2064 VA					1	20 A	LIGHTING COMMERCIAL SECONDARY 102			2
3	LIGHTING ROOM 161, 163, 162, 168, 167			20 A	1			724 VA	2064 VA			1	20 A	LIGHTING COMMERCIAL SECONDARY 102			4
5	LIGHTING OPERATION MANAGEMENT-1 166-1			20 A	1					532 VA	2580 VA	1	20 A	LIGHTING COMMERCIAL SECONDARY 102			6
7	LIGHTING ROOM 172, 173			20 A	1	268 VA	1720 VA					1	20 A	LIGHTING ROOM 181, 183, 184, 182			8
9	PWR: HEAT TRACE CABLING			30 A	1			3600 VA	0 VA			1	20 A	SPARE			10
11	PWR: IN SINK ERATOR (1HP) BREAK RM 173			15 A	3					831 VA	0 VA	1	20 A	SPARE			12
13	--			--	--	831 VA	0 VA					1	20 A	SPARE			14
15	--			--	--			831 VA	0 VA			1	20 A	SPARE			16
17	SPARE			20 A	1					0 VA	0 VA	1	20 A	SPARE			18
19	SPARE			20 A	1	0 VA	0 VA					1	20 A	SPARE			20
21	SPARE			20 A	1			0 VA	0 VA			1	20 A	SPARE			22
23	SPARE			20 A	1					0 VA	--	1	--	SPACE			24
25	SPARE			20 A	1	0 VA	--					1	--	SPACE			26
27	SPARE			20 A	1			0 VA	--			1	--	SPACE			28
29	SPARE			20 A	1					0 VA	--	1	--	SPACE			30
31	SPACE			--	1	--	--					1	--	SPACE			32
33	SPACE			--	1			--	--			1	--	SPACE			34
35	SPACE			--	1					--	--	1	--	SPACE			36
37	PNL 'LP2' VIA XFMR 'T2'			90 A	3	8775 VA	0 VA					3	60 A	SPD			38
39	--			--	--			10680 VA	0 VA			--	--				40
41	--			--	--					6072 VA	0 VA	--	--				42
				Total Load:		14836 VA		17899 VA		10015 VA							
				Total Amps:		56 A		67 A		36 A							
Load Classification				Connected Load			Demand Factor			Estimated Demand			Panel Totals				
Lighting				11130 VA			125.00%			13913 VA			Total Conn. Load: 42751 VA				
Motor				3886 VA			100.00%			3886 VA			Total Est. Demand: 44504 VA				
Receptacle				12060 VA			91.46%			11030 VA			Total Conn. Current: 51 A				
Power				12075 VA			100.00%			12075 VA			Total Est. Demand Current: 54 A				
Heating				3600 VA			100.00%			3600 VA							

PANEL: HES1																					
Location: ELECTRICAL RM 187						Volts: 480/277 Wye						A.I.C. Rating: 35K									
Supply From: HES						Phases: 3						Mains Type: MLO									
Mounting: Surface						Wires: 4						Mains Rating: 250 A									
Enclosure: Type 1																					
Notes:																					
CKT	Circuit Description					Trip	Poles	A		B		C		Poles	Trip	Circuit Description					CKT
1	PWR: IN SINK ERATOR (3/4HP) USDA LAB 137					15 A	3	187 VA	2106 VA					3	15 A	PWR: IN SINK ERATOR (5HP) CUTTING 122					2
3	--					--	--			187 VA	2106 VA			--	--	--					4
5	--					--	--					187 VA	2106 VA	--	--	--					6
7	PWR: IN SINK ERATOR (5HP) CUTTING 122					15 A	3	2106 VA	2106 VA					3	15 A	PWR: IN SINK ERATOR (5HP) CBP APECS LAB 153					8
9	--					--	--			2106 VA	2106 VA			--	--	--					10
11	--					--	--					2106 VA	2106 VA	--	--	--					12
13	PWR: IN SINK ERATOR (10HP) CUTTING 122					25 A	3	3880 VA	3880 VA					3	25 A	PWR: IN SINK ERATOR (10HP) CUTTING 122					14
15	--					--	--			3880 VA	3880 VA			--	--	--					16
17	--					--	--					3880 VA	3880 VA	--	--	--					18
19	PWR: HVLS-1 THRU HVLS-4, AND HVLS-9					20 A	3	3409 VA	12548 VA					3	70 A	PWR: RTU-DOAS-1					20
21	--					--	--			3409 VA	12548 VA			--	--	--					22
23	--					--	--					3409 VA	12548 VA	--	--	--					24
25	PWR: LEF-1/VFD-1					20 A	3	746 VA	5099 VA					3	30 A	PWR: RTU-DOAS-2					26
27	--					--	--			746 VA	5099 VA			--	--	--					28
29	--					--	--					746 VA	5099 VA	--	--	--					30
31	SPARE					20 A	1	0 VA	3325 VA					3	20 A	PWR: HVLS-6 THRU HVLS-8					32
33	SPARE					20 A	1			0 VA	3325 VA			--	--	--					34
35	SPARE					20 A	1					0 VA	3325 VA	--	--	--					36
37	SPARE					20 A	1	0 VA	1107 VA					3	15 A	PWR: UH-1					38
39	SPARE					20 A	1			0 VA	1107 VA			--	--	--					40
41	SPARE					20 A	1					0 VA	1107 VA	--	--	--					42
43	SPARE					20 A	1	0 VA	5099 VA					3	30 A	PWR: RTU-DOAS-3					44
45	SPARE					20 A	1			0 VA	5099 VA			--	--	--					46
47	SPARE					20 A	1					0 VA	5099 VA	--	--	--					48
49	SPARE					30 A	3	0 VA	0 VA					3	30 A	SPD					50
51	--					--	--			0 VA	0 VA			--	--	--					52
53	--					--	--					0 VA	0 VA	--	--	--					54
Total Load:								45598 VA		45598 VA		45598 VA									
Total Amps:								165 A		165 A		165 A									
Load Classification		Connected Load				Demand Factor				Estimated Demand				Panel Totals							
HVAC		68238 VA				100.00%				68238 VA											
Motor		65235 VA				100.00%				65235 VA				Total Conn. Load: 136795 VA							
Power		0 VA				0.00%				0 VA				Total Est. Demand: 136795 VA							
Heating		3322 VA				100.00%				3322 VA				Total Conn. Current: 165 A							
														Total Est. Demand Current: 165 A							

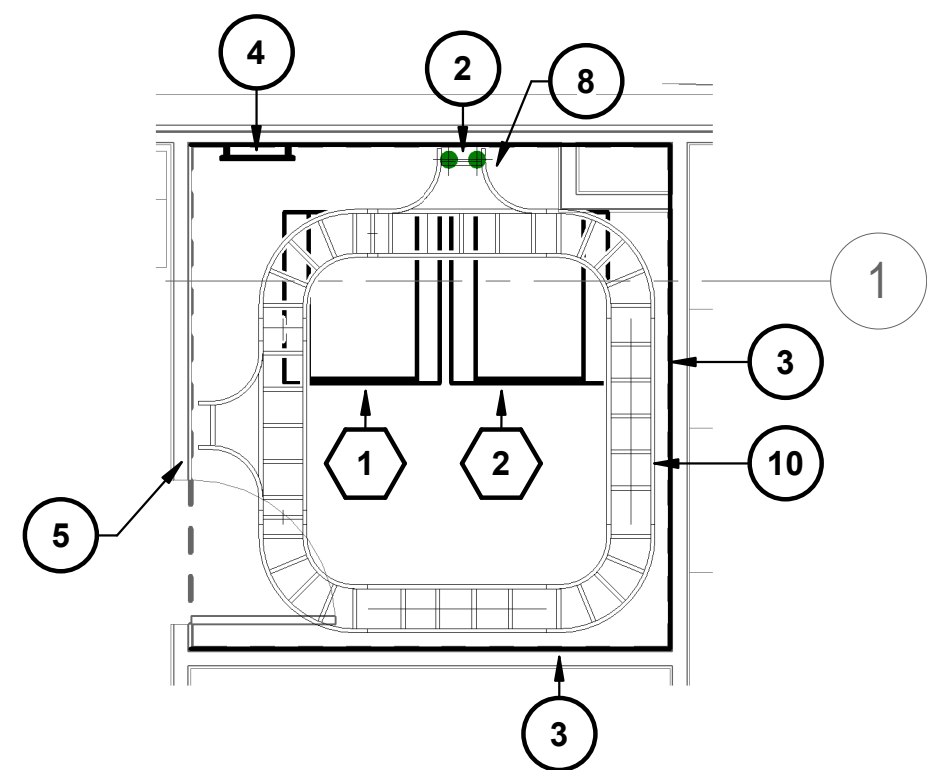
PANEL: LP2													
Location: ELEC 169				Volts: 120/208 Wye				A.I.C. Rating: 18K					
Supply From: T2				Phases: 3				Mains Type: MCB					
Mounting: Surface				Wires: 4				Mains Rating: 225 A					
Enclosure: Type 1								MCB Rating: 150 A					
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	PWR: HAND DRYER	20 A	1	1725 VA	360 VA					1	20 A	RECEPTACLE	2
3	PWR: HAND DRYER	20 A	1			1725 VA	360 VA			1	20 A	RECEPTACLE	4
5	RECEPTACLE ROOM 132, 131	20 A	1					360 VA	900 VA	1	20 A	RECEPTACLE OFFICE 172	6
7	RECEPTACLE	20 A	1	180 VA	540 VA					1	20 A	RECEPTACLE ROOM 166, 170	8
9	RECEPTACLE MECHANICAL ROOM 186	20 A	1			360 VA	900 VA			1	20 A	RECEPTACLE BREAK RM 173	10
11	PWR: EF-4 & EF-5	20 A	1					1392 VA	180 VA	1	20 A	RECEPTACLE ELEC 169	12
13	RECEPTACLE ROOM 162, 163	20 A	1	540 VA	180 VA					1	20 A	RECEPTACLE COMMERCIAL SECONDARY 102	14
15	RECEPTACLE	20 A	1			720 VA	180 VA			1	20 A	RECEPTACLE COMMERCIAL SECONDARY 102	16
17	RECEPTACLE BROKERS 161	20 A	1					540 VA	360 VA	1	20 A	RECEPTACLE	18
19	PWR: HAND DRYER	20 A	1	1725 VA	540 VA					1	20 A	RECEPTACLE MAINT. GFI	20
21	PWR: HAND DRYER	20 A	1			1725 VA	540 VA			1	20 A	RECEPTACLE MAINT. GFI	22
23	RECEPTACLE ROOM 167, 168	20 A	1					720 VA	540 VA	1	20 A	RECEPTACLE MAINT. GFI	24
25	PWR: HAND DRYER	20 A	1	1725 VA	360 VA					1	20 A	TV RECEPTACLE BREAK RM 129	26
27	PWR: HAND DRYER	20 A	1			1725 VA	180 VA			1	20 A	TV RECEPTACLE TRAINING 134	28
29	RECEPTACLE BREAK RM 173	20 A	1					180 VA	180 VA	1	20 A	TV RECEPTACLE BREAK RM 173	30
31	RECEPTACLE BREAK RM 173	20 A	1	180 VA	0 VA					1	20 A	SPARE	32
33	RECEPTACLE BREAK RM 173	20 A	1			540 VA	0 VA			1	20 A	SPARE	34
35	RECEPTACLE ROOM 162, 163	20 A	1					360 VA	0 VA	1	20 A	SPARE	36
37	RECEPTACLE ROOM 162, 163	20 A	1	720 VA	0 VA					1	20 A	SPARE	38
39	OTHER RR 163	20 A	1			1725 VA	0 VA			1	20 A	SPARE	40
41	RECEPTACLE	20 A	1					360 VA	0 VA	1	20 A	SPARE	42
Total Load:				8775 VA		10680 VA		6072 VA					
Total Amps:				77 A		92 A		51 A					
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Motor		1392 VA		100.00%		1392 VA							
Receptacle		12060 VA		91.46%		11030 VA		Total Conn. Load: 25527 VA					
Power		12075 VA		100.00%		12075 VA		Total Est. Demand: 24497 VA					
								Total Conn. Current: 71 A					
								Total Est. Demand Current: 68 A					

PANEL: LP1													
Location: ELECTRICAL RM 187				Volts: 120/208 Wye				A.I.C. Rating: 18K					
Supply From: T1				Phases: 3				Mains Type: MCB					
Mounting: Surface				Wires: 4				Mains Rating: 400 A					
Enclosure: Type 1										MCB Rating: 400 A			
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RECEPTACLE OFFICE 144	20 A	1	3600 VA	1392 VA					1	20 A	PWR: EF-1 & EF-2	2
3	RECEPTACLE OFFICE 145	20 A	1			1320 VA	540 VA			1	20 A	PWR: EF-3	4
5	RECEPTACLE AG LAB OFFICE (WEST)	20 A	1					2880 VA	2760 VA	1	20 A	RECEPTACLE ROOM 125, 124, 123	6
7	RECEPTACLE AG LAB OFFICE (SOUTH)	20 A	1	720 VA	720 VA					1	20 A	RECEPTACLE ROOM 126, 2	8
9	RECEPTACLE AG LAB OFFICE (NORTH)	20 A	1			1560 VA	540 VA			1	20 A	RECEPTACLE USDA LAB 137	10
11	RECEPTACLE AG LAB OFFICE (EAST)	20 A	1					1320 VA	2760 VA	1	20 A	RECEPTACLE ROOM 141, 140, 151	12
13	RECEPTACLE TRAINING 134	20 A	1	360 VA	720 VA					1	20 A	RECEPTACLE CBP APECS LAB 153	14
15	RECEPTACLE BREAK RM 129	20 A	1			180 VA	540 VA			1	20 A	RECEPTACLE FIRE RISER 156	16
17	RECEPTACLE BREAK RM 129	20 A	1					900 VA	540 VA	1	20 A	RECEPTACLE - EXTERIOR	18
19	RECEPTACLE BREAK RM 129	20 A	1	180 VA	540 VA					1	20 A	RECEPTACLE - EXTERIOR	20
21	RECEPTACLE BREAK RM 129	20 A	1			720 VA	1176 VA			1	20 A	POWER OVERHEAD DOOR - DOCK 158	22
23	RECEPTACLE WATER COOLER	20 A	1					360 VA	540 VA	1	20 A	RECEPTACLE DOCK 158	24
25	RECEPTACLE ROOM 131, 132	20 A	1	360 VA	180 VA					1	20 A	RECEPTACLE DOCK 158	26
27	RECEPTACLE ROOM 1	20 A	1			1920 VA	180 VA			1	20 A	RECEPTACLE DOCK 158	28
29	GEN1 LOAD CENTER	100 A	3					9607 VA	1000 VA	1	20 A	POWER ROOM 128, 158 - TRAP PRIMER VALVE	30
31	--	--	--	9607 VA	0 VA					1	20 A	SPARE	32
33	--	--	--			9607 VA	0 VA			1	20 A	SPARE	34
35	GEN2 LOAD CENTER	100 A	3					9607 VA	0 VA	1	20 A	SPARE	36
37	--	--	--	9607 VA	5680 VA					3	100 A	LP1A	38
39	--	--	--			9607 VA	1400 VA			--	--	--	40
41	SPARE	20 A	1					0 VA	5280 VA	--	--	--	42
Total Load:				33666 VA		29446 VA		37554 VA					
Total Amps:				286 A		245 A		318 A					
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Motor		3584 VA		100.00%		3584 VA							
Receptacle		37340 VA		63.39%		23670 VA		Total Conn. Load: 100666 VA					
Power		59742 VA		100.00%		59742 VA		Total Est. Demand: 86996 VA					
								Total Conn. Current: 279 A					
								Total Est. Demand Current: 241 A					

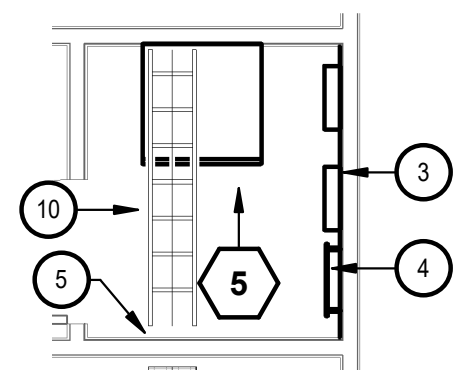
PANEL: HL3													
Location: ELEC 3 184					Volts: 480/277 Wye					A.I.C. Rating: 35K			
Supply From: MDP1					Phases: 3					Mains Type: MLO			
Mounting: Surface					Wires: 4					Mains Rating: 250 A			
Enclosure: Type 1													
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	PWR: EVAP-1 THRU EVAP-4	35 A	3	6917 VA	6917 VA					3	35 A	PWR: EVAP-5 THRU EVAP-8	2
3	--	--	--			6917 VA	6917 VA			--	--	--	4
5	--	--	--					6917 VA	6917 VA	--	--	--	6
7	PWR: EVAP-9 THRU EVAP-12	35 A	3	6917 VA	1204 VA					1	20 A	LIGHTING COLD INSPECTION 101	8
9	--	--	--			6917 VA	1032 VA			1	20 A	LIGHTING COLD INSPECTION 101	10
11	--	--	--					6917 VA	193 VA	1	20 A	LIGHTING - STAIRWELL	12
13	LIGHTING COLD INSPECTION 101	20 A	1	1720 VA	0 VA					1	20 A	SPARE	14
15	LIGHTING COLD INSPECTION 101	20 A	1			1720 VA	0 VA			1	20 A	SPARE	16
17	LIGHTING COLD INSPECTION 101	20 A	1					1548 VA	0 VA	1	20 A	SPARE	18
19	SPARE	20 A	1	0 VA	0 VA					1	20 A	SPARE	20
21	SPARE	20 A	1			0 VA	0 VA			1	20 A	SPARE	22
23	SPARE	20 A	1					0 VA	0 VA	1	20 A	SPARE	24
25	PNL 'LP3' VIA XFMR 'T3'	150 A	3	18128 VA	0 VA					1	20 A	SPARE	26
27	--	--	--			17446 VA	0 VA			1	20 A	SPARE	28
29	--	--	--					17626 VA	0 VA	1	20 A	SPARE	30
Total Load:				40746 VA		39913 VA		39104 VA					
Total Amps:				148 A		145 A		141 A					
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Lighting		7599 VA		125.00%		9499 VA							
Motor		92397 VA		100.00%		92397 VA		Total Conn. Load: 119762 VA					
Other		0 VA		0.00%		0 VA		Total Est. Demand: 121613 VA					
Receptacle		5580 VA		100.00%		5580 VA		Total Conn. Current: 144 A					
Power		15146 VA		100.00%		15146 VA		Total Est. Demand Current: 146 A					



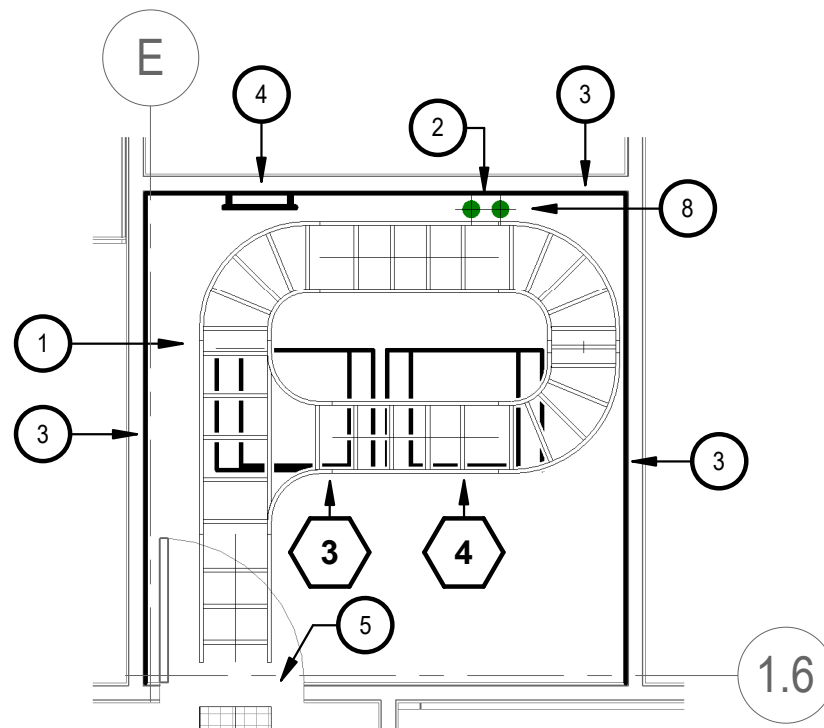
1 TELECOMMUNICATION PLAN - AREA A
3/32" = 1'-0"



4 ENLARGED - USDA LAN ROOM 139
1/4" = 1'-0"



3 ENLARGED - SECURE ROOM 152
1/4" = 1'-0"



2 ENLARGED - CBP LAN 155
1/4" = 1'-0"

GENERAL NOTES:

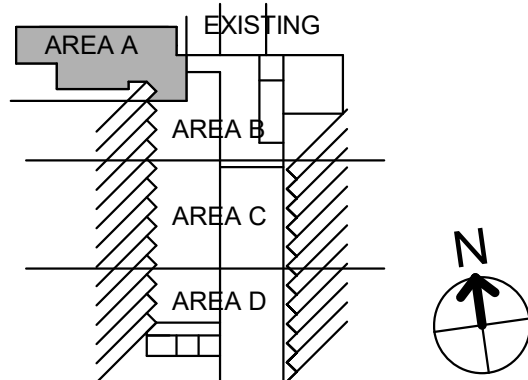
A. REFER TO SHEET TN-001 FOR GENERAL NOTES.

KEY NOTES:

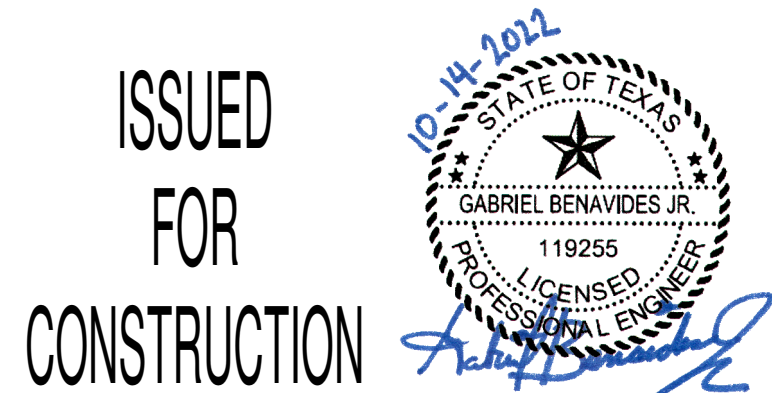
- FURNISH AND INSTALL 18"WX4"H LADDER TRAY BASIS OF DESIGN: CPI WITH ACCESSORIES FOR CABLE DROPS AT EACH CABINET AND DEMARC.
- CONDUIT STUB-UP FOR TELECOMMUNICATION SERVICE ENTRANCE. REFER TO SHEET TN-502 FOR NUMBER OF CONDUITS AND ASSOCIATED CABLING.
- FURNISH AND INSTALL 3/4" PLYWOOD BOARD FINISHED WITH FIRE RETARDANT PAINT TO MATCH WALL. INSTALL 20 INCHES ABOVE FINISHED FLOOR.
- TELECOMMUNICATION GROUND BAR. EXTEND #6 AWG WIRE FROM TELECOMMUNICATION MAIN GROUND BAR (TMGB) LOCATED IN ELECTRICAL ROOM.
- FURNISH AND INSTALL THREE GANG 4"X9" EZ-PATH FIRE RATED SLEEVE SYSTEM MODEL # EZDP333GK OR EQUAL.
- PROVIDE WALL MOUNTED DATA DROP FOR WIRELESS ACCESS POINT AT 96 INCHES ABOVE FINISHED FLOOR.
- FURNISH AND INSTALL HDMI PLATE WITH (50FT) RAPID RUN OPTICAL RUNNER CABLE #60119 OR EQUAL. INTERFACE WITH TV HDMI PLATE.
- PROVIDE LADDER TRAY WATERFALL DROP OUT.
- FURNISH AND INSTALL 18"WX4"H BASKET TRAY BASIS OF DESIGN: PANDUIT.
- FURNISH AND INSTALL 12"WX4"H BASKET TRAY BASIS OF DESIGN: PANDUIT.
- ALL DATA CABLING ASSOCIATED WITH ROOMS: USDA LAB, USDA, USDA STOR. SHALL BE TERMINATED IN USDA LAN ROOM.
- ALL DATA CABLING OTHER THAN THOSE FROM KEY NOTE 11, SHALL BE TERMINATED IN CBP LAN ROOM.

EQUIPMENT TAG:

- ITR - USDA 1. STRUCTURED CABLING RACK FOR USDA NETWORK CABLING DISTRIBUTION.
- ITR - USDA 2. STRUCTURED CABLING RACK FOR USDA NETWORKING EQUIPMENT.
- ITR - CBP 1. STRUCTURED CABLING RACK FOR CBP NETWORK CABLING DISTRIBUTION.
- ITR - CBP 2. STRUCTURED CABLING RACK FOR CBP NETWORK EQUIPMENT.
- SER - CBP 1. CCTV SECURITY EQUIPMENT WALL MOUNTED HALF RACK.



No.	Date	Description
8	04/22/2025	AG LAB OFFICE REDESIGN



GSA GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov



5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

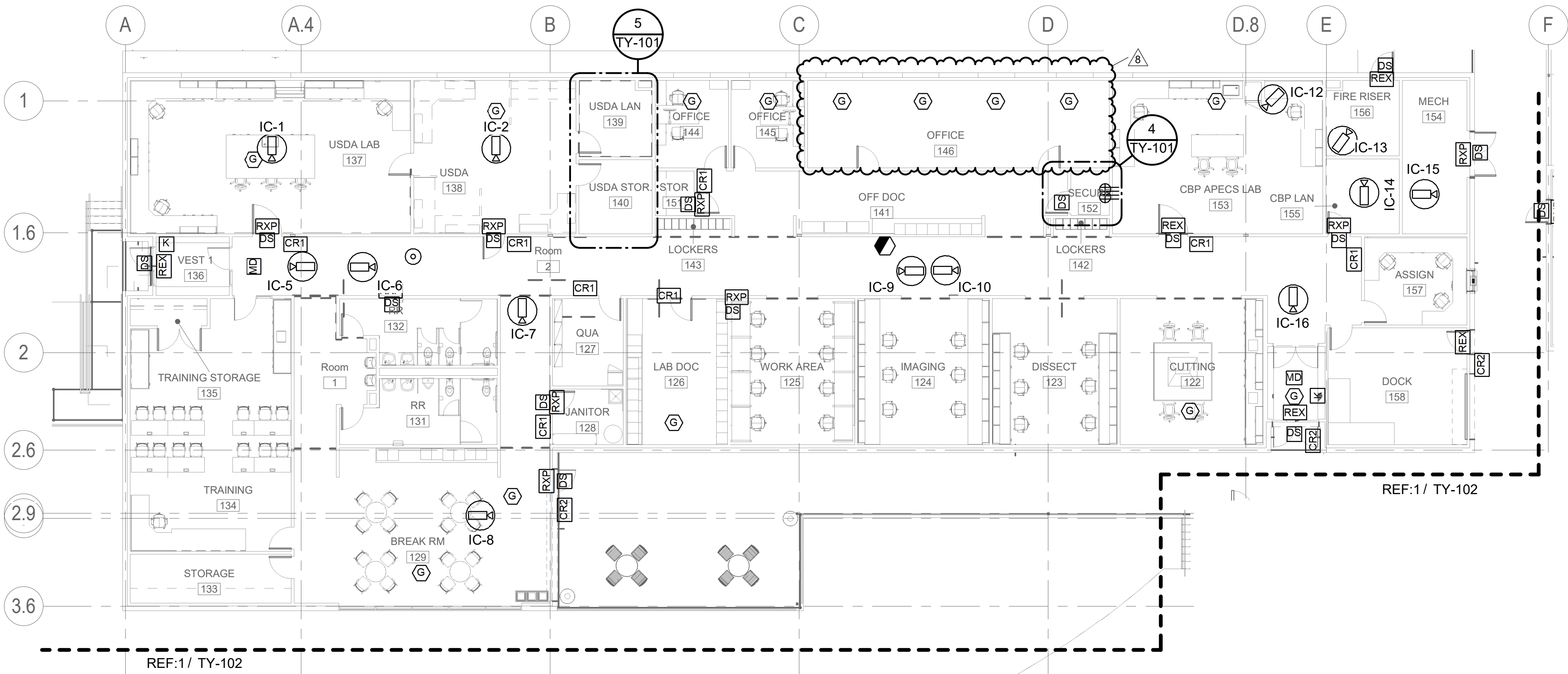
TELECOMMUNICATIONS
PLAN - AREA A

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:	DIST		COUNTY	SHEET NO.
CK DW:	PHR		HIDALGO	TN-102
TR:				
CK TR:				

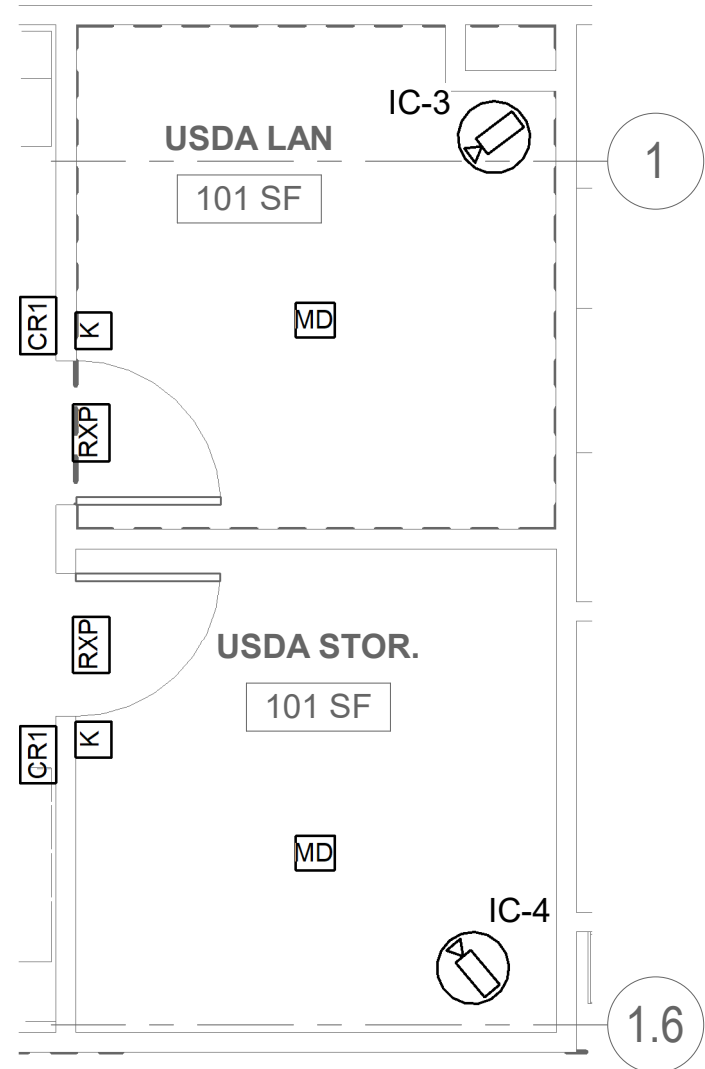


GENERAL NOTES:

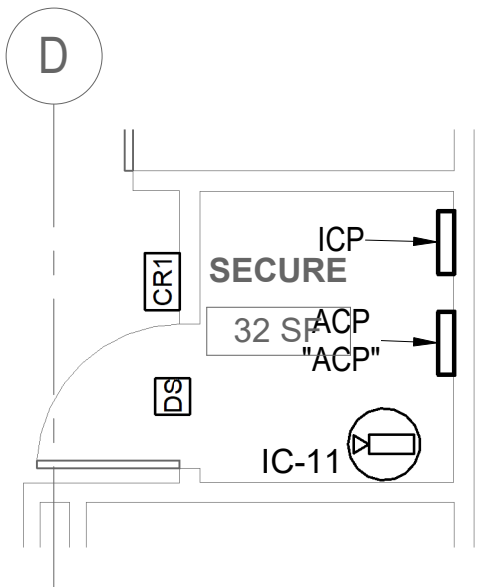
- A. REFER TO SHEET TY-001 FOR GENERAL NOTES.
- B. ALL ACCESS CONTROL, INTRUSION DETECTION CABLING TO BE TERMINATED IN SECURE ROOM (152).



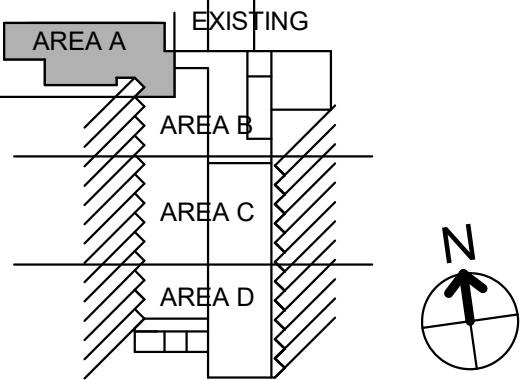
1 SECURITY SYSTEMS PLAN - AREA A
3/32" = 1'-0"



5 ENLARGED - USDA LAN 139
1/4" = 1'-0"

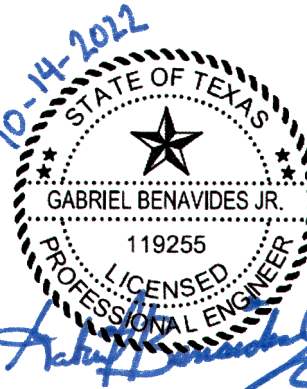


4 ENLARGED - SECURE 152
1/4" = 1'-0"



No.	Date	Description
8	04/22/2025	AG LAB OFFICE REDESIGN

ISSUED
FOR
CONSTRUCTION



GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov



5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

SECURITY SYSTEMS PLAN -
AREA A

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424.425.433	PHARR INT. BRIDGE
DW:	DIST		COUNTY	SHEET NO.
CK DW:	PHR		HIDALGO	TY-101
TR:				
CK TR:				





PCO #020

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #020: Refrigerant Change

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	020 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Tamie Bocanegra (Arnold Refrigeration Inc.)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	7/30/2025
REFERENCE:	RFI 69	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$53,657.53

POTENTIAL CHANGE ORDER TITLE: Refrigerant Change

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #028 - RFI 69 Refrigerant Change

Pursuant to RFI 69 and According to the AIM Act and the Technologies Transitions program per the EPA, refrigerants that have a GWP of greater than 300 cannot be used after January 1, 2026. The refrigeration system currently designed for this project utilizes R-448A refrigerant that has a GWP greater than 300. This rule states that any new systems must be installed and commissioned prior to the January 1, 2026, cut-off date if they utilize refrigerants that are greater than 300 GWP. The current schedule form D. Wilson has the refrigeration equipment started and commissioned sometime in March of 2026. Therefore, the current refrigeration design will not be in compliance with the EPA rule. The system will need to be redesigned utilizing A2L refrigerants.

*NOTE: Due to the new A2L refrigerant, the existing 200A breaker for the condensing unit will now need to be 250A. This electrical price proposal is excluded from this proposal unit further information is provided by EOR.

If Approved, please have Engineer of Record provide revised MEP plans for this change as wells as the electrical and other related appurtenances for a complete system.

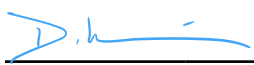
ATTACHMENTS:

#	Budget Code	Description	Amount
1	116.15-500.S	Redesign the Refrigerant system utilizing A2L Refrigeran	\$50,596.45
Subtotal:			\$50,596.45
Overhead and Profit (5.00% Includes Cost Type (20)):			\$2,529.82
Bond (1.00% Applies to All Line Items):			\$531.26
Grand Total:			\$53,657.53

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

 10/16/2025
SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



1122 North Cherry St
San Antonio, Texas, 78202
(210) 225-5493

07/25/2025 8:59 AM
Prepared By: Charles Wernette
Project No: 25001

Change Order

Customer Information:	Project Information:
Rob Villela D. Wilson Construction Co PO Box 3455 McAllen, TX 78502-3455	Pharr Dock 9901 S Cage Blvd Pharr, TX 78577

Scope

According to the AIM Act and the Technologies Transitions program per the EPA, refrigerants that have a GWP of greater than 300 cannot be used after January 1, 2026. The refrigeration system currently designed for this project utilizes R-448A refrigerant that has a GWP greater than 300. This rule states that any new systems must be installed and commissioned prior to the January 1, 2026, cut-off date if they utilize refrigerants that are greater than 300 GWP. The current schedule form D. Wilson has the refrigeration equipment started and commissioned sometime in March of 2026. Therefore, the current refrigeration design will not be in compliance with the EPA rule. The system will need to be redesigned utilizing A2L refrigerants.

***NOTE: Due to the new A2L refrigerant, the existing 200A breaker for the condensing unit will now need to be 250A.**

Background information concerning the EPA law: <https://www.epa.gov/climate-hfcs-reduction/technology-transitions>

Summary

Description	Total
New A2L Equipment	591,856.24
New A2L Refrigerant	58,153.85
Original R448 Equipment Credit	-565,037.77
Original R448 Refrigerant Credit	-34,375.87
Total	\$50,596.45

Customer: _____
Signature: _____
Title: _____
Date: _____

Arnold Refrigeration, Inc.
Signature: _____
Title: _____
Date: _____

0



NATIONAL REFRIGERATION AND
AIR CONDITIONING CANADA CORP.
159 ROY BLVD. PO BOX 2020
BRANTFORD ON
CANADA N3T 5Y6

KVD070M8-HT4B-A

Lrg Vertical Air-Cooled Semi Hermetic
Condensing Units-Air

PURCHASER: **Arnold Refrigeration**

SUBMITTED BY: **Jonah M Greco**

SYSTEM NAME: **Equipment**

DATE: **Thursday, May 29, 2025**

PROJECT #: **Q17BXJMG C**

ITEM #: **001**

QTY: **3**

QUOTE #: **Q17BXJMG C-B**

ID #:

PURCHASER'S PO #: **87023**

TAGGING:

STANDARD FEATURES

- 3/8" Tubing coil construction (reduces refrigerant operating charge)
- Anti-short cycle time delay
- Compressor head cooling fans on low temp models
- Adjustable pressure fan cycling on two-fan and longer models
- Crankcase heater
- Discharge and suction vibration eliminators
- Flexible hose on all compressor pressure control connections
- Fused condenser fan motors
- Lock out relay
- Oil failure control (on applicable models)
- Part-winding start on all 30 HP and up, operating on 208/230V-3Ph
- Receiver inlet/outlet valves and safety pressure relief valve
- Replaceable liquid line drier & sight glass
- Spring mount compressor with discharge vibration eliminator
- Sub-cooling circuit on medium and low temperature units
- Suction and discharge service valves
- Adjustable flooded head pressure control (unless otherwise indicated)
- Copeland Discus™ with CoreSense Protection
- Adjustable individual high & low pressure controls

MODEL OPTIONS

OPTION PACKAGES

- ☐ Vertical B (Good@Warm/Moderate)
- ☐ Vertical D (Better@Warm/Moderate)
- ☐ Vertical F (Best@Warm/Moderate)
- ☐ Vertical C (Good@Moderate/Cold)
- ☐ Vertical E (Better@Moderate/Cold)
- ☐ Vertical G (Best@Moderate/Cold)
- ☐ **115V Control Circuit**
- CAPACITY CONTROL - HOT GAS BYPASS**
- ☐ To Inlet of Evaporator
- ☐ To Suction Line
- CAPACITY CONTROL - UNLOADING**
- ☐ 1 Bank per Compressor
- ☒ 2 Banks per Compressor
- ☒ **Compressor Circuit Breaker**
- CONDENSING UNIT PRISON PACKAGE**
- ☐ Tamper Proof Screws
- ☐ **Crankcase Pressure Regulator**
- CONTACTORS**
- ☐ 30A Contactor
- ☐ 40A Contactor
- ☐ 60A Contactor
- ☐ 90A Contactor
- DEFROST FUSING - SHOW SET QTY**
- ☐ Up to 30 Amps
- ☐ 35 Amps to 60 Amps
- ☐ Over 60 Amps
- DEMAND DEFROST ELECTRONIC CONTROLLER**
- ☐ KE2Therm Evaporator Efficiency
- DEFROST KIT (USE W/KE2 EVAP EFF)**
- ☐ 35A to 50A per Evap
- ☐ Over 50A per Evap

- ☒ **1 Discharge Line Check Valve**
- ☒ **1 Discharge Muffler**
- DISCONNECT SWITCH**
- ☒ Fused
- ☐ Non-Fused
- ☐ **Dual Entering Service**
- EC FAN MOTORS + SPEED CONTROLLER**
- ☐ All Motors Variable Speed - 460V Units
- ☐ Shafted EC on Lead Fan Only
- ELECTRONIC CONTROLLER**
- ☐ KE2 Condensing Unit Controller
- ☐ **Export Crating**
- EXTENDED 4-YEAR COMPRESSOR WARRANTY**
- ☒ Copeland
- COIL COATING**
- ☐ Heresite Coating
- ☐ E-Coat
- FIN MATERIAL**
- ☐ Gold Coat Fins
- ☐ Copper Fins
- ☐ **Heated and Insulated Receiver**
- ☐ **Insulated Suction Line**
- LIMITROL+ HEAD PRESS CTRL SYSTEM**
- ☐ 460V Condensing Units
- LIQUID LINE SOLENOID VALVE**
- ☐ Manual Stem 115V Coil (Shipped Loose)
- ☐ Manual Stem 230V Coil (Shipped Loose)
- ☐ Standard 230V Coil (Shipped Loose)
- ☐ Standard 115V Coil (Shipped Loose)
- ☐ **Manual Reset High Pressure Switch**
- ☒ **1 Nitrogen Charged and Sealed**
- ☐ **Oil Management System**

OIL SEPARATOR

- ☒ **1 With Oil Filter and Solenoid**
- ☐ **Opposite Side Field Connections**
- ☒ **1 Oversized Receiver (Next larger size)**
- ☐ **Parallel Piped Compressors**
- PHASE / VOLTAGE MONITOR**
- ☒ **1 6-Lead (MotorSaver455)**
- ☒ **1 Pump Down Toggle Switches**
- RECEIVER LEVEL INDICATOR**
- ☐ Dial Gauge
- ☐ Dial Gauge with Alarm
- ☐ Dial Gauge with Analog Output
- SUCTION ACCUMULATOR**
- ☐ With Heat Exchanger
- ☒ **1 Without Heat Exchanger**
- SUCTION FILTER**
- ☒ **1 Replaceable Core**
- ☐ **Thermosaver - Hot Gas Defrost System**
- ☐ **Thermosaver Hot Gas Components**
- TIME CLOCK**
- ☐ Paragon 8145 Style (Factory Installed)
- ☐ 230V Paragon 8145 Style (Shipped Loose)
- ☐ 115V Paragon 8145 Style (Shipped Loose)
- ☐ **Less Flooding Valve(s)**
- ☐ **EC Fan Motor Inverse Operation 10V-0V**
- ☐ **Discharge Line Temperature Sensors**
- ☐ **Process Cooling/Freezing Application**
- ☐ **100K SCCR**
- MANUAL OPTIONS**
- ☒ **1 A2L Compressor**

Notes : † MCA.. Minimum Circuit Ampacity, ‡ MOP.. Maximum Overcurrent Protection

MCA & MOP are for the condensing unit ONLY. Single point connections WILL show different on dataplate.

AWEF = 7.6 for R404A/R507/R407A/R407C/R448A/R449A. Non-compliant DOE NRCAN model for all other refrigerants

APPROVALS



APPROVED BY :

DATE :

Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.



NATIONAL REFRIGERATION AND
AIR CONDITIONING CANADA CORP.
159 ROY BLVD. PO BOX 2020
BRANTFORD ON
CANADA N3T 5Y6

KVD070M8-HT4B-A
Lrg Vertical Air-Cooled Semi Hermetic
Condensing Units-Air

PURCHASER: **Arnold Refrigeration**

SUBMITTED BY: **Jonah M Greco**

SYSTEM NAME: **Equipment**

DATE: **Thursday, May 29, 2025**

PROJECT #: **Q17BXJMG**

ITEM #: **001**

QTY: **3**

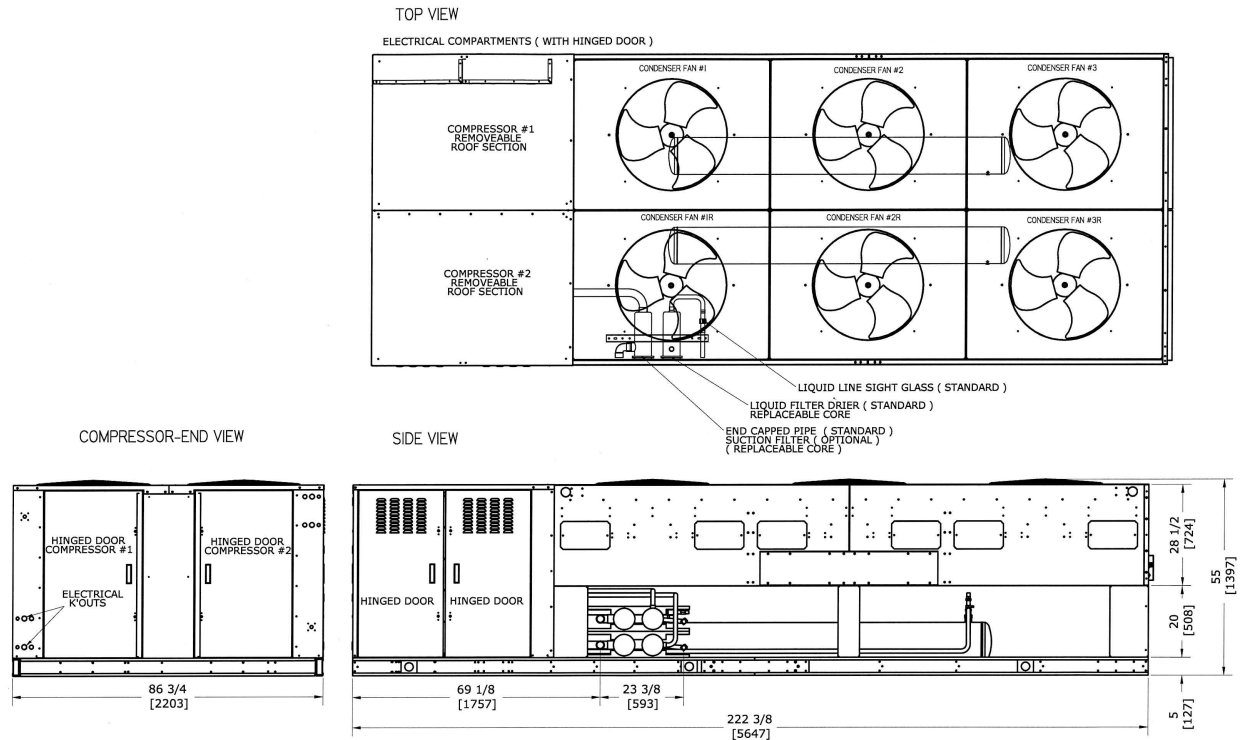
QUOTE #: **Q17BXJMG-C-B**

ID #:

PURCHASER'S PO #: **87023**

TAGGING:

Dimensions shown are for standard unit less options.



DIMENSIONS				FIELD CONNECTIONS				OTHER				
DIMENSION A	222 3/8 in	DIMENSION E		LIQUID	1 1/8 in	PAN LOOP			SHIPPING WEIGHT		5515 lb	
DIMENSION B		DIMENSION F		SUCTION	2 1/8 in	HOT GAS SIDE PORT			REFRIGERANT CHARGE			
DIMENSION C		DIMENSION G		DRAIN		HOT GAS INLET			RECEIVER CAPACITY		189 lb	
DIMENSION D		DIMENSION H		WATER		HOT GAS OUTLET			AWEF COMPLIANT		YES	
				DISCHARGE								
Voltage		SYSTEM REFRIGERANT		RATING		Suction Temp		Ambient Temp		CAPACITY		
460/3/60		R448A		70Hp (2x35Hp)		22.5 °F		105 °F		515550 BTUH		
Fans			COMPRESSOR					CIRCUIT TOTAL				
QTY	Power	FLA/FAN	Type			QTY	RLA	LRA	AMPS	WATTS	MCA†	MOP‡
6	11100 W	3.1	6DHNR35ME-TSK			2	62.6	283	81.2		159.5	200
LIQUID		1 1/8 in	SOUND			REC CAPACITY			189 lb	APPROVALS:	UL	
SUCTION		2 1/8 in	WEIGHT		5515 lb	REF CHARGE						

Notes : † MCA.. Minimum Circuit Ampacity, ‡ MOP.. Maximum Overcurrent Protection

MCA & MOP are for the condensing unit ONLY. Single point connections WILL show different on dataplate.

AWEF = 7.6 for R404A/R507/R407A/R407C/R448A/R449A. Non-compliant DOE NRCAN model for all other refrigerants

APPROVED BY :

DATE :

NATIONAL REFRIGERATION will furnish equipment in accordance with this drawing and specifications, and subject to its published warranty. Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.



NATIONAL REFRIGERATION AND
AIR CONDITIONING CANADA CORP.
159 ROY BLVD. PO BOX 2020
BRANTFORD ON
CANADA N3T 5Y6

KHP146ME-T4B-S

High Profile
Evaporators

PURCHASER: **Arnold Refrigeration**

SUBMITTED BY: **Jonah M Greco**

SYSTEM NAME: **Equipment**

DATE: **Thursday, May 29, 2025**

PROJECT #: **Q17BXJMG**

ITEM #: **003**

QTY: **12**

QUOTE #: **Q17BXJMG-C-B**

ID #:

PURCHASER'S PO #: **87023**

TAGGING:

STANDARD FEATURES

- Factory installed solenoid valve wire harness
- Full collar aluminum plate fins on expanded seamless copper tubes ensure optimum heat transfer efficiency
- Heavy gauge textured aluminum cabinet with galvanized steel hangers, support channels and end plates
- Hinged drain pan for ease of cleaning and service
- Rugged heavy-gauge galvanized steel rail motor mount / support
- Schrader fitting and external equalizer line
- Stackable design
- Unit is shipped upright for convenient handling and quick installation
- Hinged access panels to spacious electrical and header compartments
- Unit shipped with Nitrogen Holding Charge
- 6 FPI
- Compatible with Low GWP Refrigerants
- Standard 175' throw, 110' with optional wire guard

MODEL OPTIONS

PRE-ASSEMBLED EVAP

- ☒ 1 ESP+ Electronic Package
- ☐ ESP+ Electronic Package w/man stem solvlv
- ☐ Sporlan TXV, LLSV,T-stat
- ☐ Copeland TXV, LLSV,T-stat
- ☐ EEV Kit - Sporlan EEV + Kelvin II
- ☐ EEV Kit - Copeland EEV + EXD-SH1
- ☐ KE2 Evap Efficiency w/Sporlan TXV (Factory Installed)

- ☐ KE2 Evap Efficiency w/Sporlan EEV (Factory Installed)
- ☐ KE2 Evap Efficiency w/Sporlan TXV (Shipped Loose)

- ☐ KE2 Evap Efficiency w/Sporlan EEV (Shipped Loose)
- ☐ 115V Control Circuit
- ☐ Aux Sideport Connector

CABINET FINISH

- ☐ Painted White
- ☐ Painted Black
- ☐ Stainless Steel

SENSORS FOR CPC BOARDS

- ☐ Coil Temp Sensor
- ☐ Return Air Temp Sensor
- ☐ Suction Pressure Transducer

DEMAND DEFROST ELECTRONIC CONTROLLER

- ☐ KE2 Therm Evaporator Efficiency (Factory Installed)
- ☐ KE2 Therm Evaporator Efficiency (Shipped Loose)
- ☐ Dual Circuit

ELECTRONIC CONTROLLER

- ☒ 1 ESP+ Control Board and Display (Factory Installed)

EXPANSION VALVE

- ☐ Sporlan TXV
- ☐ Copeland TXV
- ☐ Sporlan EEV
- ☐ Copeland EEV
- ☒ 1 EEV for ESP+

SENSOR + TRANSDUCER FOR EEV

- ☐ for use with Copeland EEV
- ☐ for use with KE2 Therm EEV
- ☐ Other Brand - Specify in Notes

ELECTRONIC SH CONTROLLER FOR EEV

- ☐ Sporlan Kelvin II EEV Controller (Shipped Loose)
- ☐ Copeland EEV Controller (Shipped Loose)
- ☐ Other EEV Controller- Specify MFR Model in Notes (Shipped Loose)

EVAPORATOR PRISON PACKAGE

- ☐ Tamper Proof Screws
- ☐ Export Crating

COIL COATING

- ☐ Heresite Coating
- ☐ E-Coat

FIN MATERIAL

- ☐ Gold Coat Fins
- ☐ Copper Fins
- ☐ Floor Mount Leg Kit
- ☒ 1 Insulated Drain Pan

KE2 THERM

- ☐ CAT5e Shielded Cable - 50ft w/connectors (Shipped Loose)

- ☐ Temp Sensors for Shipped Loose Controller
- ☐ Ethernet Adapter Kit
- ☐ Remote Combo Display (Shipped Loose)

LIQUID / SUCTION HEAT EXCHANGER

- ☐ (Shipped Loose)

LIQUID LINE SOLENOID VALVE

- ☒ 1 Sporlan (Factory Installed)
- ☐ Copeland (Factory Installed)
- ☐ By Others Field Supplied
- ☐ Manual Stem (Factory Installed)

Dual Voltage Coil 120-230V Field Wired

- ☐ Nitrogen Charged and Sealed

ROOM THERMOSTATS

- ☐ Johnson: A421ABD-412D (Shipped Loose)
- ☐ Johnson A421ABD-412D (Factory Installed)
- ☐ Ranco ETC-111000 (Factory Installed)
- ☐ Ranco ETC-111000 (Shipped Loose)

Wire Fan Guards

REMOTE DEFROST PANEL

- ☐ 230V Control (Shipped Loose)
- ☐ 115V Control (Shipped Loose)

Process Cooling/Freezing Application

CRN REGISTRATION

- ☐ For Evaporators

USED WITH MECHANICAL SUBCOOLER

- ☐ Circuit for sub-cooled Liquid - note temperature

MANUAL OPTIONS

- ☒ 1 A2L Components

Notes : † MCA.. Minimum Circuit Ampacity, ‡ MOP.. Maximum Overcurrent Protection

APPROVALS



APPROVED BY :

DATE :

Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.



NATIONAL REFRIGERATION AND
AIR CONDITIONING CANADA CORP.
159 ROY BLVD. PO BOX 2020
BRANTFORD ON
CANADA N3T 5Y6

KHP146ME-T4B-S

High Profile
Evaporators

PURCHASER: Arnold Refrigeration

SUBMITTED BY: Jonah M Greco

SYSTEM NAME: Equipment

DATE: Thursday, May 29, 2025

PROJECT #: Q17BXJMGC

ITEM #: 003

QTY: 12

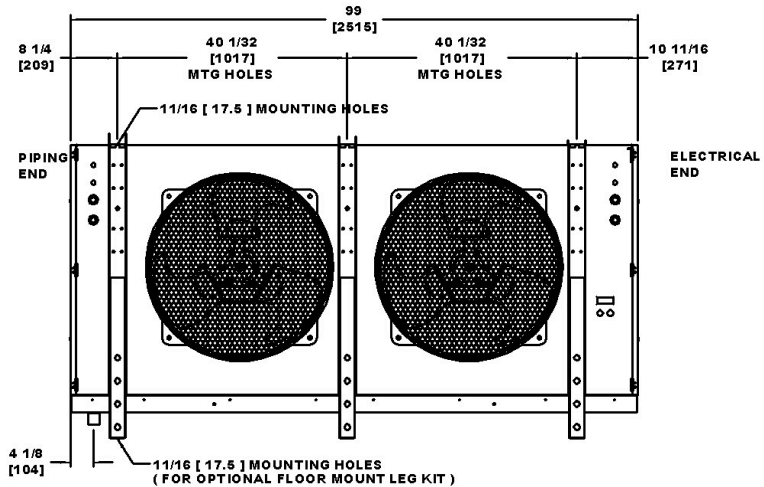
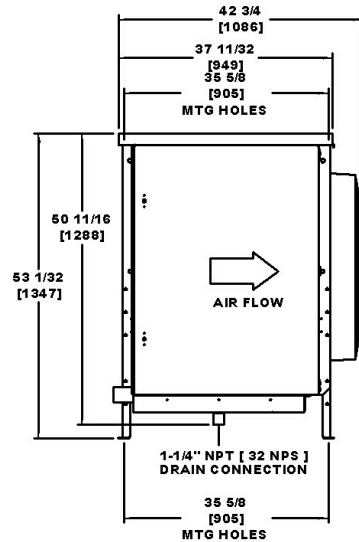
QUOTE #: Q17BXJMGC-B

ID #:

PURCHASER'S PO #: 87023

TAGGING:

Dimensions shown are for standard unit less options.



DIMENSIONS				FIELD CONNECTIONS				OTHER				
DIMENSION A		DIMENSION E		LIQUID	1 3/8 in	PAN LOOP		SHIPPING WEIGHT	732 lb			
DIMENSION B		DIMENSION F		SUCTION	2 1/8 in	HOT GAS SIDE PORT		REFRIGERANT CHARGE	29 lb			
DIMENSION C		DIMENSION G		DRAIN		HOT GAS INLET		RECEIVER CAPACITY				
DIMENSION D		DIMENSION H		WATER		HOT GAS OUTLET		AWEF COMPLIANT	NO			
				DISCHARGE								
Voltage		SYSTEM REFRIGERANT			AIR FLOW		Evap Temp		Box Temp	CAPACITY		
460/3/60		R448A			16100 CFM		23 °F		32 °F	131166 BTUH		
Fans				HEATERS			CIRCUIT TOTAL					
QTY	Power	FLA/FAN	Type			QTY	AMPS	AMPS	WATTS	MCA†	MOP‡	
2	1.5 HP	2.8	DEFROST HEATERS					5.6	24500	40.5	45	
DISTRIBUTOR		1 3/8 in		SOUND		75		REC CAPACITY			APPROVALS:	
SUCTION		2 1/8 in		WEIGHT		732 lb		REF CHARGE		29 lb		

Notes : † MCA.. Minimum Circuit Ampacity, ‡ MOP.. Maximum Overcurrent Protection

APPROVED BY :

DATE :

NATIONAL REFRIGERATION will furnish equipment in accordance with this drawing and specifications, and subject to its published warranty. Approval of this drawing signifies that the equipment is acceptable under the provision of the job specifications. Any change made hereon by any person whomsoever subject to acceptance by NATIONAL REFRIGERATION at its home office.



PCO #023

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #023: RFI 66 Extend Feeder to EITH

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	023 / 1	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	8/18/2025
REFERENCE:	RFI 66	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	20 days	TOTAL AMOUNT:	\$39,932.13

POTENTIAL CHANGE ORDER TITLE: RFI 66 Extend Feeder to EITH

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #031 - RFI 66 Extend Feeder to existing Panel EITH

The response to RFI 66 (D&F RFI 15) was to provide a proposal for the feeder to existing Panel EITH before any work begins. The scope of work is to provide and install conduit, conductors, and miscellaneous fittings to continue the feeder to existing Panel EITH from the existing electric manhole. After further exploration, there is an existing empty conduit from the existing manhole to the roof of the north bound lanes. This conduit would be extended to Panel EITH. Conductors would then be installed in the conduit from the existing electrical manhole to the existing Panel EITH

Negotiated to Exclude 40 Man Hours Investigation

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.16-100.S	RFI 66 Provide and install conduit, conductors, and miscellaneous fittings to extend the feeder to existing Panel EITH from the existing electric manhole.	\$37,654.06
Subtotal:			\$37,654.06
Overhead and Profit (5.00% Includes Cost Type (20)):			\$1,882.70
Bond (1.00% Applies to All Line Items):			\$395.37
Grand Total:			\$39,932.13

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502


SIGNATURE DATE 09/24/2025


SIGNATURE DATE 10/2/2025

SIGNATURE DATE

From: [Pilar Anzaldúa-Garza](#)
To: [Rolando Ayala - Brownstone](#); [Sabrina Alvarez](#); [David BSTONE](#)
Cc: [24-235 Pharr FY16 DAP Emails](#); [Arturo Perez](#); [Claudio Velasco](#); [Emiliano Larios](#); [Isaac Moreno](#); [Jose Pequeno](#); [Omar Salinas](#); [Roberto Villela](#); [Vanessa J. Garza](#); [Denisse Serna](#)
Subject: 24235 Pharr FY16 DAP Ag Lab, Ph II & III PCO 23 RFI 66 Feeder_to_Existing_Panel_EITH
Date: Thursday, August 28, 2025 11:03:00 AM
Attachments: [PCO 23 RFI 66 Feeder to Existing Panel EITH.pdf](#)
[image001.png](#)

Good Morning Team:

In response to RIFI 66 regarding the feeder to Panel EITH, we gladly submit the attached PCO 23. Please review and advise if we are to proceed with this scope change at your earliest convenience. ‘

Should you have any questions, please don't hesitate to contact me.

PILAR ANZALDUA-GARZA

Assistant Project Manager

Office: (956) 686-9573

Direct Line: (956) 800-6512

Email: PilarA@DWilsonConstruction.com

Web: www.dwilsonconstruction.com

Address: P.O. Box 3455, McAllen, TX 78502-3455



An Employee-Owned Company



PCO #024

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT**Prime Contract Potential Change Order #024: RFI 66 Extend Feeder to EITH**

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	024 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	8/18/2025
REFERENCE:	RFI 66	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	20 days	TOTAL AMOUNT:	\$42,540.31

POTENTIAL CHANGE ORDER TITLE: RFI 66 Extend Feeder to EITH**CHANGE REASON:** Existing Condition**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)***CE #031 - RFI 66 Extend Feeder to existing Panel EITH**

The response to RFI 66 (D&F RFI 15) was to provide a proposal for the feeder to existing Panel EITH before any work begins. The scope of work is to provide and install conduit, conductors, and miscellaneous fittings to continue the feeder to existing Panel EITH from the existing electric manhole. After further exploration, there is an existing empty conduit from the existing manhole to the roof of the north bound lanes. This conduit would be extended to Panel EITH. Conductors would then be installed in the conduit from the existing electrical manhole to the existing Panel EITH

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.16-100.S	RFI 66 Provide and install conduit, conductors, and miscellaneous fittings to extend the feeder to existing Panel EITH from the existing electric manhole.	\$40,113.45
Subtotal:			\$40,113.45
Overhead and Profit (5.00% Includes Cost Type (20)):			\$2,005.67
Bond (1.00% Applies to All Line Items):			\$421.19
Grand Total:			\$42,540.31

Brownstone Consultants, LLC
P.O. Box 3899
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PROJECT :

24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion

PCO 24

RFI 66 Power to EITH

DESCRIPTION	QUANTITY	UNIT	UNIT COST			LABOR	MATERIAL	SUB
			L	M	S			
						-	-	-
RFI 66 Power to Panel						-	-	-
ELECTRICAL ()	UNITS		MANHOURS	UNIT COST	Hourly Rate	Hours	Materials	Labor Total
Materials 4" LB	1	ea	\$ 7.06	\$ 237.58	\$ 50.48	7.06	237.58	356.38
Materials 4" Rigid	50	ea	\$ 1.06	\$ 36.46	\$ 50.48	53.00	1,823.00	2,675.41
Materials 4" GRC 90	1	ea	\$ 5.40	\$ 148.30	\$ 50.48	5.40	148.30	272.59
Materials 4" GRC Coupling	2	ea	\$ 0.52	\$ 31.64	\$ 50.48	1.04	63.28	52.50
300KCMIL THHN	520	ea	\$ 0.18	\$ 9.87	\$ 50.48	93.60	5,132.40	4,724.87
#4 THNN	130	ea	\$ 0.06	\$ 1.69	\$ 50.48	7.80	219.70	393.74
Roof Support	8	ea	\$ 1.50	\$ 259.57	\$ 50.48	12.00	2,076.56	605.75
4" GRC Unistrut Strap	8	ea	\$ 0.16	\$ 3.40	\$ 50.48	1.28	27.20	64.61
4"LN	2	EA	\$ 0.10	\$ 2.74	\$ 50.48	0.20	5.48	10.10
4" Bushing	1	ea	\$ 0.96	\$ 20.71	\$ 50.48	0.96	20.71	48.46
Galv Unistrut	30	ea	\$ 0.08	\$ 7.30	\$ 50.48	2.40	219.00	121.15
All thread Rod	40	ea	\$ 0.36	\$ 1.02	\$ 50.48	14.40	40.80	726.90
Remove existing conduit	50	ea	\$ 1.06	\$ -	\$ 50.48	53.00	-	2,675.41
remove existing 300Kcmil	520	ea	\$ 0.18	\$ -	\$ 50.48	93.60	-	4,724.87
Romove existing #4	130	ea	\$ 0.06	\$ -	\$ 50.48	7.80	-	393.74
Equipment - Skytrack	1			\$ 763.00		-	763.00	-
INVESTIGATION	1	EA	\$ 40.00		\$ 50.48	40.00	-	2,019.20
						393.54	10,777.01	19,865.69
ELECTRICAL & SUBCONTRACTORS						-	-	-
Labor X 30%	1	LS	\$ 19,865.69			-	-	24,196.40
Materials 15%	1	LS		\$ 10,777.01		-	-	12,285.79
Misc. Materials x 15%	1	LS	\$ 750.00			-	-	862.50
Superintendent x 30%	1	LS	\$ 1,242.00			-	-	1,552.50
Project Management x 30%	1	LS	\$ 835.00			-	-	1,043.75
Fuel X 15%	1	LS		\$ 150.00		-	-	172.50
		</						

Sheet No. 1

Item:

TOTAL
RFI 66 Power to EITH

40,113.45



PCO #025

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #025: Duct Bank Weather Impact

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	025 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Leo Vela (D & F Industries, Inc.)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/4/2025
REFERENCE:	Weathte	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	15 days	TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Duct Bank Weather Impact

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #034 - Duct Bank Weather Impact

Introduction:

DWCC is formally requesting a schedule adjustment to account for time lost due to inclement weather and subsequent repair work performed by our subcontractor, D&F.

Background

From March 26, 2025, through April 4, 2025, the project experienced significant inclement weather. Heavy rainfall during this period caused substantial damage to previously installed work. As a direct result, our subcontractor, D&F, was required to reallocate manpower to perform repair and rework of the affected areas. These repair activities took place between April 7, 2025, and April 25, 2025, during which progress on new work was delayed.

DWCC is requesting fifteen (15) working days be added to the project schedule, covering the period of April 7, 2025, through April 25, 2025, to account for time lost as a result of the weather impacts and subsequent repair activities.

Supporting Documentation

For reference, the following items are attached to this memorandum:

- DWCC's Inclement Weather Log Request Form
- Photographic documentation of the weather impacts and repair work timeframe.

ATTACHMENTS:

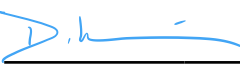
[24235 Pharr FY 16 DAP Delay Days- April 2025_MEMO.pdf](#)

#	Budget Code	Description	Amount
Subtotal:			\$0.00
Overhead and Profit (5.00% Includes Cost Type (20)):			\$0.00
Bond (1.00% Applies to All Line Items):			\$0.00
Grand Total:			\$0.00

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

 09/16/2025
SIGNATURE DATE

 9-15-2025
SIGNATURE DATE

SIGNATURE DATE

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #025: Duct Bank Weather Impact

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	025 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Leo Vela (D & F Industries, Inc.)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/4/2025
REFERENCE:	Weathte	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	15 days	TOTAL AMOUNT:	\$50,703.57

POTENTIAL CHANGE ORDER TITLE: Duct Bank Weather Impact

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #034 - Duct Bank Weather Impact

Introduction:

DWCC is formally requesting a schedule adjustment to account for time lost due to inclement weather and subsequent repair work performed by our subcontractor, D&F.

Background

From March 26, 2025, through April 4, 2025, the project experienced significant inclement weather. Heavy rainfall during this period caused substantial damage to previously installed work. As a direct result, our subcontractor, D&F, was required to reallocate manpower to perform repair and rework of the affected areas. These repair activities took place between April 7, 2025, and April 25, 2025, during which progress on new work was delayed.

DWCC is requesting fifteen (15) working days be added to the project schedule, covering the period of April 7, 2025, through April 25, 2025, to account for time lost as a result of the weather impacts and subsequent repair activities.

Supporting Documentation

For reference, the following items are attached to this memorandum:

- DWCC's Inclement Weather Log Request Form
- Photographic documentation of the weather impacts and repair work timeframe.

ATTACHMENTS:

[24235 Pharr FY 16 DAP Delay Days- April 2025_MEMO.pdf](#)

#	Budget Code	Description	Amount
1	001.16-100.S	Rework the existing duct banks that were damaged by the storms that occurred march 26 thru 28, 2028.	\$47,811.00
Subtotal:			\$47,811.00
Overhead and Profit (5.00% Includes Cost Type (20)):			\$2,390.55
Bond (1.00% Applies to All Line Items):			\$502.02
Grand Total:			\$50,703.57

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PROJECT :

24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion

PCO 25

Weather Impact on Duct Bank Scope

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	EQUIP	SUB
SUB: D&F Industries							-	-	-	-
Labor							-	-	-	-
Salary Employees							-	-	-	-
Superintendent	40	Hr	60.48				2,419.20	-	-	-
Project Management	20	Hr	62.48				1,249.60	-	-	-
							-	-	-	-
Hourly Employees							-	-	-	-
Clean Areas	157	Hr	50.48				7,925.36	-	-	-
Reinstall existing conduit	221	Hr	50.48				11,156.08	-	-	-
Misc.labor	12.40	LS	50.48				625.94	-	-	-
							-	-	-	-
Equipment							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
Material				Material	hourly Rate		Hours	Material		Extension
Base Spacers	182	LF	\$ 0.04	\$ 2.42	\$ 50.48		7.28	440.44		367.49
Intermediate spacers	156	EA	0.06	2.14	\$ 50.48		9.36	333.84		472.49
4" PVC	720	EA	0.13	10.15	\$ 50.48		93.60	7,308.00		4,724.87
1" PVC	80	EA	0.1	1.72	\$ 50.48		8.00	137.60		403.84
2" PVC	80	EA	0.11	3.57	\$ 50.48		8.80	285.60		444.22
4/0 Bare	90	EA	0.04	12.96	\$ 50.48		3.60	1,166.40		181.73
							-	-		-
							-	-		-
							-	-		-
Labor & Tax							-	-	-	-
Overtime Factor	0							-	-	-
Labor Burden (Salary)	25%		3,668.80				917.20	-	-	-
Labor Burden (Hourly)	25%		19,707.38				4,926.85	-	-	-
Tax on Materials	0						-	-	-	-
SUB DIRECT COSTS							29,350.87	9,671.88	-	
Compensation							-	-	-	-
Labor	25%						7,337.72	-	-	-
Material	15%						-	1,450.78	-	-
Equipment	15%						-	-	-	-
Subcontractors Subcontractor	5%						-	-	-	-
							-	-	-	-
SUBCONTRACTOR'S OH & Profit							7,337.72	1,450.78	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
SUBTOTALS							36,688.59	11,122.66	-	-

TOTAL

47,811

-

47,811.25

Sheet No. 1

Item: Weather Impact on Duct Bank Scope

Sell Price

47,811

MEMORANDUM

To: Brownstone Consultants

From: D. Wilson Construction Company

Date: September 04, 2025

Subject: Request for Schedule Adjustment – Inclement Weather Impact and Repair Work

Introduction

DWCC is formally requesting a schedule adjustment to account for time lost due to inclement weather and subsequent repair work performed by our subcontractor, D&F.

Background

From March 26, 2025, through April 4, 2025, the project experienced significant inclement weather. Heavy rainfall during this period caused substantial damage to previously installed work.

As a direct result, our subcontractor, D&F, was required to reallocate manpower to perform repair and rework of the affected areas. These repair activities took place between April 7, 2025, and April 25, 2025, during which progress on new work was delayed.

DWCC is requesting fifteen (15) working days be added to the project schedule, covering the period of April 7, 2025, through April 25, 2025, to account for time lost as a result of the weather impacts and subsequent repair activities.

Supporting Documentation

For reference, the following items are attached to this memorandum:

- DWCC's Inclement Weather Log Request Form
- Photographic documentation of the weather impacts and repair work timeframe.

Sincerely,
D. Wilson Construction Company



September 4, 2025

Rolando Ayala
Brownstone Consultants
P.O. Box 3898
McAllen, TX 78505

Re: 24235 Pharr FY 16 DAP
9901 S Cage Blvd,
Pharr, TX 78577

Dear Mr. Ayala:

Please let this letter serve as our request for delays at the above referenced project due to the following reasons:

Delays due to **inclement weather or Other**

Delay Begin Date	Delay End Date	Lost Days	Notes
04/07/2025	04/25/2025	15	Repair Damage Work

Total days to add to our contract:

15 days

Days previously reported (refer to current list)

9 days

Total days to include to our contract:

24 days to date

If you have any questions regarding this matter, please call me at (956) 686-9573 to discuss:

Sincerely,

D. WILSON CONSTRUCTION CO.

Claudio Velasco
Project Manager

Accepted by: _____
Brownstone Consultants

1207 East Pecan, McAllen TX, 78502-3455
Office (956) 686-9573 Fax (956) 686-3270
claudiov@dwilsonconstruction.com
www.dwilsonconstruction.com



Description

Taken Date

04/10/2025 at 03:13 pm

Upload Date

04/10/2025 at 03:29 pm

Album

2/03/25

Uploaded By

Arturo Perez

File Name

66B6E2F4-C6E2-4AEC-9FC2-99F6...



Description

Removing mud from Electrical duct bank SE of detention pond

Taken Date

04/08/2025 at 08:42 am

Upload Date

04/08/2025 at 08:46 am

Album

2/03/25

Uploaded By

Arturo Perez

File Name

43C83B90-9AE1-49ED-A11A-A47...



Description

Continue removing mud from South electrical duct bank

Taken Date

04/07/2025 at 01:19 pm

Upload Date

04/07/2025 at 01:41 pm

Album

2/03/25

Uploaded By

Arturo Perez

File Name

A405D420-C9CD-491D-AB7A-3E8...



Description

Resetting electrical conduits at NW duct bank

Taken Date

04/16/2025 at 01:55 pm

Uploaded By

Arturo Perez

Upload Date

04/16/2025 at 01:55 pm

File Name

80DD69E9-4287-4546-AED7-C2E...

Album

2/03/25



Description

D&F removing electrical conduits at North duct bank

Taken Date

04/15/2025 at 04:04 pm

Uploaded By

Arturo Perez

Upload Date

04/15/2025 at 04:41 pm

File Name

F4BAD1A9-8D45-4E95-A0DF-1EE...

Album

2/03/25



Description

Removing electrical conduits North duct bank

Taken Date

04/11/2025 at 11:05 am

Uploaded By

Arturo Perez

Upload Date

04/11/2025 at 11:26 am

File Name

86885C9E-A4A4-42DF-9D06-703...

Album

2/03/25



Description

Taken Date

04/11/2025 at 10:59 am

Uploaded By

Arturo Perez

Upload Date

04/11/2025 at 11:30 am

File Name

4A7D7DF4-1F86-47B4-BB4B-0ED...

Album

2/03/25



Description

Removed electrical conduits at North duct bank

Taken Date

04/21/2025 at 03:55 pm

Uploaded By

Arturo Perez

Upload Date

04/21/2025 at 04:00 pm

File Name

B8455A7F-B399-48CE-AFC3-136F...

Album

2/03/25



Description

Removed electrical conduits at North duct bank

Taken Date

04/21/2025 at 03:54 pm

Uploaded By

Arturo Perez

Upload Date

04/21/2025 at 04:00 pm

File Name

7859FF67-7477-4D99-B720-E7F6...

Album

2/03/25



Description

Removing mud from North duct bank

Taken Date

04/21/2025 at 03:54 pm

Uploaded By

Arturo Perez

Upload Date

04/21/2025 at 04:00 pm

File Name

966A0F2E-2E9C-4307-9B29-BDC...

Album

2/03/25



Description

Re installing conduits at North duct bank

Taken Date

04/21/2025 at 03:53 pm

Uploaded By

Arturo Perez

Upload Date

04/21/2025 at 04:02 pm

File Name

69FD0A96-199B-4EF2-941F-B98F...

Album

2/03/25



Description

Installing electrical conduits at West electrical duct bank

Taken Date

04/28/2025 at 01:56 pm

Uploaded By

Arturo Perez

Upload Date

04/28/2025 at 02:01 pm

File Name

701EDE0E-789A-4463-A53B-E2A...

Album

2/03/25



Description

Removing mud and electrical conduits at NE duct banks

Taken Date

04/24/2025 at 10:33 am

Uploaded By

Arturo Perez

Upload Date

04/24/2025 at 10:51 am

File Name

0E9D0A62-0D0E-44E2-A686-CDE...

Album

2/03/25



Description

Removing mud at NE duct bank

Taken Date

04/23/2025 at 11:14 am

Uploaded By

Arturo Perez

Upload Date

04/23/2025 at 11:19 am

File Name

73E0D688-78FC-466E-8C0F-2585...

Album

2/03/25



Description

Adjusting pull box height South of job trailer

Taken Date

04/22/2025 at 10:27 am

Uploaded By

Arturo Perez

Upload Date

04/22/2025 at 10:41 am

File Name

1FF3E9B7-8520-4024-83D3-145A...

Album

2/03/25

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #026: Bullet Proof Doors & Frames

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/11/2025
REFERENCE:	ASI 11, ASI 04	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	(\$1,392.41)

POTENTIAL CHANGE ORDER TITLE: Bullet Proof Doors & Frames

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

Bullet Resistant Windows, Door & Frame ASI 04 & 11 - NOTE: THIS CHANGE IS ONLY FOR THE BULLET RESISTANT SCOPE CHANGE

ASI 04 - Changed the size of the bullet resistant windows at Area B Administrative

1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.

ASI 11 - Added a Bullet resistant door and window at the Area B administrative

A-601 · Revised Storefront Type – M 13.

· This sheet is associated with RFI #51 -Bullet-Resistant Storefronts & Doors

A-611 · Revised Door schedule of door No. 161A

· This sheet is associated with RFI #51 – Bullet-Resistant Storefronts & Doors

Note: All BR doors, frames and glazing from one mfg.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	114.08-100.M	1 Single Door #161A-BR Exterior from Brokers 161 RHR 1 HMD HE 14 A60 3070 F W/SEM_INC 1 3/4 RHR (C1; EPTX; LM2; MH6; U06_H) 1 SQ 12 A60 800 SGL 3070 T3 H400 LH (A17_MT+; EPT2; H1; NHP_CH; S; TB) Section Totals 1ea Hollow Metal Bullet Resistant Door and Frame	\$5,500.00
2	114.08-800.S	ASI 04 - Modify dimensions for Storefront K and L. Old storefront L 7 35'X4', storefront k l 40'X4'. New dimensions L4240"X48",K4240"X48 . ASI 11 -Adding Window M 180"	\$(12,337.50)
3	114.09-100.S	ASI 04 Drywall infill at window, metal studs, drywall, etc	\$1,500.00
4	114.04-100.S	Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.	\$3,195.09
5	112.09-900.S	Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.	\$750.00
Grand Total:			\$(1,392.41)

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

 09/29/2025
SIGNATURE DATE

 10/23/2025
SIGNATURE DATE

SIGNATURE DATE



PROJECT: 24-235 Pharr FY16 DAP Ag Bldg. Cold Storage & Dock Expansion

PCO 26 ASI 4 & 11 Bullet Resistant Changes

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	MATERIAL	SUB
							-	-	-	-
SUB: MBA DYRWALL & PAINT,							-	-	-	-
Drywall, Paint, Installation - MBA Drywall										
ASI 4 & 11 Bullet Resistant							-	-	-	-
Infill drywall partition where windows	60	SF				12.50	-	-	-	750.00
Tape, float, texture and paint wall infill	60	SF				12.50	-	-	-	750.00
Labor to install door - no change										
Labor to install hardware - no change										
Bullet Resistant Windows - Harlingen										
ASI 4 & 11 Bullet Resistant	1	LS				(12,337.00)	-	-	-	(12,337.00)
Reduce Window Sizes from 35' x 4'							-	-	-	
Reduce Window Size from 40'x4' to							-	-	-	-
Add one Window type M 180"X48"							-	-	-	-
							-	-	-	-
Bullet Resistant Door & Frame										
ASI 4 & 11 Bullet Resistant							-	-	-	-
Add new Bullet Proof Door and Frame	1	LS		5,500.00			-	5,500	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
MASONRY										
ASI 4 & 11 Bullet Resistant							-	-	-	-
Masonry infill at windows							-	-	-	-
Masonry Labor							-	-	-	-
Foreman, Master Mason, General	1	LS				1,168.00	-	-	-	1,168.00
Labor Burden						-	-	-	-	-
Masonry Labor							-	-	-	-
CMU, Masonry Steel Rebar, Grout,	1	LS				1,075.34	-	-	-	1,075.34
Equipment/Tools							-	-	-	-
Masonry Large Saw, Cement Mixer	1	LS				535.00	-	-	-	535.00
Overhead and Profit							-	-	-	-
Labor	15%					175.20				175.20
Materials	15%					161.30	-	-	-	161.30
Equipment	15%					80.25	-	-	-	80.25
Total							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
NOTES							-	-	-	-
ASI 04 - Changed the size of the bullet proof windows at Area B Administrative							-	-	-	-
1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.							-	-	-	-
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.							-	-	-	-
ASI 11 Added a Bulletproof door and window at the Area B administrative							-	-	-	-
A-601							-	-	-	-
Revised Storefront Type - M 13.							-	-	-	-
This sheet is associated with RFI #51 -Bullet-Resistant Storefronts & Doors							-	-	-	-
A-611							-	-	-	-
Revised Door schedule of door No. 161A							-	-	-	-
This sheet is associated with RFI #51 - Bullet-Resistant Storefronts & Doors							-	-	-	-
SUBTOTALS							0	5,500	0	(7,641.91)

(2,142)

TOTAL

Sheet No. 1

Item: ASI 4 & 11 Bullet Resistant Changes



Date: 7/18/2025
Contract#: 24235-04100

Pharr DAP - Limon Masonry Construction Change Order Proposal-001 - ASI 4 Revisions

Attn: Pilar Anzaldua-Garza
Assistant Project Manager
D WilsonConstruction
PilarA@DWilsonConstruction.com
CC: claudiov@dwilsonconstruction.com

Project: Pharr FY16 DAP
Project Address: 9901 S Cage Blvd
Pharr, Texas 78577

Qualifications/Clarifications:

1.0 **Includes:** Labor, tools, supplies, and equipment needed to complete the Masonry scope of work needed in reference to ASI #4 Windows reduced in size, CMU Added.

2.0

3.0 **Excludes:** Re Welding of Masonry Reinforcement, Embeds and any structural Steel material and labor, Waterproofing, Sealants, Anything outside of Masonry SOW.

Item	Description/ Item	Comments	Amount
1	Masonry Labor		\$ 1,168.00
	Foreman		
	Master Mason		
	General Labor		
	General Labor		
2	Material		\$ 1,075.34
	CMU		
	Masonry Steel Reinforcement		
	Grout, Accessories, Sand and Cement		
3	Equipment/ Tools		\$ 535.00
	Masonry Large Saw		
	Cement Mixer		
		Subtotal	\$ 2,778.34
		Overhead & Profit 15%	\$ 416.75
		TAX (If Applicable)	\$ -
		Proposal Total:	\$ 3,195.09

Please note: Due to the frequent changes of pricing for materials, our proposals are valid for 30 days from the date submitted.

If you have any questions, please do not hesitate to contact me. Thank you.

Please sign and return all change orders to aj@limonmasonry.com and cc: leal@limonmasonry.com

Respectfully Submitted,

AJ Saldana
956-483-4400
Limon Masonry, LLC



Change Order

Architectural Division 8 - Harlingen

2810 N. Expressway 77, Suite F, Harlingen, TX 78552
Tel: 956-440-8160 Fax: 956-440-8260

Order # 307072
Order Name DOCK EXPANSION PHASE 1, 2, AND
AG LAB CITY OF PHARR

Contemplated Change Order #4

RFI # 51

1	Single Door #161A-BR	Exterior from Brokers 161	RHR
1	HMD HE 14 A60 3070 F W/SEM_INC 1 3/4 RHR (C1; EPTX; LM2; MH6; U06_H)		
1	SQ 12 A60 800 SGL 3070 T3 H400 LH (A17_MT+; EPT2; H1; NHP_CH; S; TB)		

Section Totals

1ea Hollow Metal Bullet Resistant Door and Frame

Pre-Tax Total: 4,700.00

Taxes

EX NON-TAXABLE 0.00

Tax Total: 0.00

Grand Total: 4,700.00

RFI 51 states that Flemming is one of the approved manufacturers of the bullet resistant hollow metal door and frame. Flemming does not sell to distribution in the United States. ASSA Abloy is Flemming's parent company. The door and frame priced for this proposal are manufactured by an ASSA Abloy owned company.

5,500.00 to
get from
Harlingen
Glass

Pricing expires 9/01/2025

Proposal Number: 21219

Project: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2Date: 7/14/2025 Expires: 60 days

PROJECT PROPOSAL: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2

Customer: Harlingen Glass & Mirror Co., Inc.**Street:** 1905 E. Harrison Ave**City:** Harlingen**State:** TX**Zip:** 78550**Country:** US**Ship to Company:** Harlingen Glass & Mirror Co., Inc.**Ship to Street:** 1905 E. Harrison Ave**Ship to City:** Harlingen**Ship to State:** TX**Ship to Zip:** 78550**Country:** US

OUR PROVEN PROCESS



OUR GUIDING PRINCIPLES

Customer Experience – We deliver an outstanding customer experience on every project.**Customization** – We solve security problems and provide innovative, customized solutions.**Speed** – We deliver bulletproof barrier systems in as little as four weeks using state of the art equipment and highly-trained craftsmen.

Drew Harper
Account Manager
P: 517 657 5149
E: dharper@tssbulletproof.com

Chad Mobley
Sales Manager
P: 517-223-7807 Ext. 294
E: cmobley@tssbulletproof.com

Proposal Number: 21219

Project: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2Date: 7/14/2025 Expires: 60 days

SUMMARY: SCOPE OF WORK

During our initial conversations, we have determined that the main objectives of this project are:

Change Order

Modifying Dimensions for Storefronts K and L.

Previously:

L: 35' 0" x 4' 0" (7) Series

K: 40' 0" x 4' 0" - (8) Series

New Dimensions:

L: 240" x 48" (4) Series

K: 240" x 48" (4) Series

Adding:

Furnish UL 752 tested and rated level 3, 1 1/4" GCP 1250 insulated glazing with Argon, Solarban 70, and gray tint fabricated into clear satin anodized aluminum level 3 thermally improved TSS 650 framing.

Unit Size:

Window M: 180" x 48"

Includes: Submittal Drawings, Product Samples, Test Reports, Data and Product Sheets, Crate and Freight.

Total Due does NOT include Sales Tax, if applicable.

Total Due does NOT include Sales Tax, if applicable.

Note: This Quote Shall Remain In Effect for (60) Days, Total Security Solutions Reserves The Right To Review and Update All Pricing Associated with this Quote to Reflect Current Market Conditions Prior To NTP, LOI, and Total Security Solutions Fabrication Process.

Proposal Number: 21219

Project: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2

Date: 7/14/2025 Expires: 60 days



PROPOSAL SUMMARY

Acknowledgment of acceptance on Customer Acceptance Form means that prices, specification and conditions listed are satisfactory and hereby accepted. Options and alternatives accepted or declined will be added or removed from scope as indicated. Payment terms are fixed as provided in the quote. In the event of conflicts or discrepancies among the contract documents, interpretations will give priority to the Total Security Solutions Approval Drawings over the proposal, or any other document included with the agreement. This quote shall remain in effect for 60 days from date created. Customer is responsible for payment of state taxes.

Subtotal:
Tax:
Total Due: -~~\$12,337.50~~
Payment Terms: 50% Down/Bal. Due Prior to Ship

Add \$5,500.00 to get
 from
 Door & Frame from
 Harlingen Glass for
 revised credit of
 \$6,837.50

QUALIFICATIONS AND EXCLUSIONS

- Structural calculations not included.
- Testing for ballistics only. A fully tested assembly unit is not rated for air or water leakage, wind debris, forced entry, fire suppression and/or thermally broken characteristics.
- Standard anodized selections limited to clear satin and dark bronze. Other options may be requested at an extra charge.
- Proposal does not include installation unless noted. Customer responsible for their own material take-offs.
- Warranty is from 1-year of ship date or installation (if noted). For all orders where TSS furnishes material only, warranty covers cost of replacement material only.
- 30% restocking fee for TSS approved returns. No returns on custom made items (i.e. doors, windows and/or systems).
- Total Security Solutions will not pay for liquated damages for failure to meet customer's delivery or construction schedules.
- In the event of conflicts or discrepancies among specifications and plans, Total Security Solutions' proposal document serves as the defining document.
- Paint, anodized & veneers finishes not included in the above scope are subject to price review and/or change order.

Proposal Number: 21219

Project: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2Date: 7/14/2025 Expires: 60 days

CUSTOMER ACCEPTANCE FORM

Signature of purchaser below represents Purchaser personally (a) has read, understands, and agrees with the terms herein, (b) is holding him or herself out to be authorized to bind his or her company or organization to the terms herein, (c) and that his or her company or organization is of sound financial standing so has to accommodate specifically the payment terms herein expressed.

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

Material Need by Date: _____ *** SUBJECT TO TSS APPROVAL**

Contact Phone: _____

Contact Email: _____

Purchase Order Number: _____

SUM: -\$12,337.50 *** DOES NOT INCLUDE SALES TAX UNLESS SPECIFIED**

Tax Exempt: Yes / No **(if yes, attach copy of Tax Exempt Certificate)**

Payment Terms: 50% Down/Bal. Due Prior to Ship

AP Name: _____

AP Phone: _____

AP Email: _____

****DOES TSS NEED TO BILL THROUGH A PORTAL? IF SO, PLEASE PROVIDE RELATED INFORMATION:**

Bill to Name: Harlingen Glass & Mirror Co., Inc. _____

Bill to Address: 1905 E. Harrison Ave _____

Bill to City: Harlingen _____

Bill to State: TX _____

Bill to Zip: 78550 _____

Bill to Country: US _____

Proposal Number: 21219

Project: Pharr Dock Expansion Phases I & II, Agricultural Lab Change Order #2Date: 7/14/2025 Expires: 60 days

SALES TERMS AND CONDITIONS

Terms contrary or inconsistent with those stated herein which may appear on a purchaser's purchase order will not be binding. Typographical and clerical errors are subject to correction. All orders are subject to final acceptance by the seller.

1. **PRICES:** Market fluctuations and price discrepancies make it necessary for us to reserve the right to adjust prices without notice. All prices are in U.S. Dollars and must be paid in U.S. Dollars.
2. **ORDERS:** Orders, Contracts are considered FINAL upon receipt of a signed proposal, or full payment.
3. **CANCELLATIONS:** Any Order canceled after receipt of a deposit and no work has been performed will be subject to a \$500.00 administrative fee. For all other Orders canceled, the customer will be responsible for the work performed up to the date of cancellation including all special-order material.
4. **PAYMENT:** Net 30 Days for established Credit Accounts from the date of invoice. For first time customers or where the purchaser has not established adequate credit, shipments will be made on a prepaid basis only. Advance deposits may be required on special order or unusually large purchases. TSS reserves the right to withhold deliveries on delinquent accounts and to curtail further purchases without prior notice. If Total Security Solutions, Inc. proceeds with collection of amounts past due by Customer by law or through an attorney or under the advice thereof, the undersigned agrees to pay all of Total Security Solutions' costs of collection.
5. **CREDIT CARDS:** We accept Visa, MasterCard, Discover and American Express. A convenience fee of 4% is applied to credit card payments and is due at time of payment.
6. **CHECKS:** Projects paid by check must clear the bank prior to shipment. Returned checks will be assessed a service charge of \$35.00 and payment must be made via wire transfer or cashier's check within 7 seven days or be placed in collection.
7. **QUOTATIONS:** All quotes are valid for 60 days from date of quotation unless otherwise stated. TSS reserves the right to correct any typographical errors in pricing, descriptions, and terms. For International Quotes, prices do not include Duties, Customs, Broker or Banking Fees.
8. **INTERNATIONAL ORDERS:** TSS will gladly accept any order outside of the U.S.A. and Canada. The only accepted form of payment for an international order is Wire Transfer. Please place your Order, and, we will email you the Order Amount Total including all Fees and Wire Transfer information. Your order will be shipped as soon as the funds are received.
9. **TAXES:** Unless otherwise noted, taxes are an additional cost. If you are tax exempt please submit a tax exempt certificate to TSS to ensure your account is setup as such. All applicable taxes will be charged for points of delivery if a tax exemption form is not on file. No refunds will be issued should sales tax be assessed and collected due to not having a form on file. If taxes were not collected and tax liability is later determined by a governmental taxing agency, the purchaser agrees to reimburse all taxes paid plus applicable penalties and interest.
10. **SHIPPING:** All orders are subject to Freight Charges. All orders are FOB Shipping Point except as agreed in writing. TSS does our best to get you the best Freight Rate available and ship to the closest location to the customer. Freight charges will be prepaid or added to invoices for open accounts. Separate freight charges may apply if your order contains items shipping from multiple locations. Additional charges may be assessed for other special charges not communicated prior to shipping (i.e. lift-gate, 24hr notice, re-consignment fees, etc.) TSS retains a security interest in each shipment of product until that shipment is paid in full.
11. **SHIPPING CLAIMS:** The customer is responsible for inspection of received goods on the date of delivery. Claims for short shipment or damaged goods must be noted on the Bill of Lading at the time of delivery. If goods are damaged pictures must be taken of all damaged material, including crate and sent to TSS. TSS should be contacted immediately. TSS assumes no responsibility for delays in shipping. Claims for inaccurate order filing or concealed damage must be made in writing within 5 days of material receipt.
12. **SPECIAL ORDERS:** Items that are non-stocked, custom ordered and/or fabricated just for you are non-cancellable and non-returnable for any reason. Items ordered in unusually large quantities are also non-cancellable and non-returnable.
13. **RETURNED GOODS:** Returns or exchanges are relative to product condition and warranty. Approval for returning any item must have a Return Merchandise Authorization number (RMA Number) prior to return. Returns must be in new and unused condition in original packaging. Discontinued, shop and weather worn, and unboxed items are excluded and will not be eligible for credit. Returns must be shipped prepaid. Returns are subject to a restocking fee of 30% depending upon the item and reason for return. Credits for returned goods will be issued less applicable handling and restocking charges. No returns after 30 days. Important – Items shipped without an RMA number will not be considered for credit.
14. **CLEANING:** The customer is responsible to clean glazing products with the correct cleansers. It is the customers' responsibility to review and understand the cleaning directions completely prior to first unsupervised cleaning. It is the customer's responsibility to share the cleaning information with the correct channels to mitigate any damages. The customers will utilize the provided cleaning materials from TSS, and/or approved alternates from cleaning directions ONLY.
15. **MANUFACTURERS WARRANTY:** TSS commits to being an advocate for the customer on all warranty issues. Our staff will work to resolve warranty issues in a timely and satisfactory manner. Purchaser shall not be entitled to recover from TSS any consequential damages, liquidated damages to property, damages for loss of use, loss of time, loss of profits or income, or any other incidental damages.
16. **HOLD-TO DIMENSIONS:** In the event that hold-to dimensions are approved by the customer and utilized for manufacturing, TSS takes no liability on the sizing of the finished product vs the actual opening sizes. Unless fabricated sizes differ from approved drawings.

From: [Pilar Anzaldua-Garza](#)
To: [Rolando Ayala - Brownstone](#); [David BSTONE](#); [Sabrina Alvarez](#)
Cc: [Denisse Serna](#); [24-235 Pharr FY16 DAP Emails](#); [Arturo Perez](#); [Claudio Velasco](#); [Emiliano Larios](#); [Isaac Moreno](#); [Jose Pequeno](#); [Omar Salinas](#); [Roberto Villela](#); [Vanessa J. Garza](#)
Subject: Pharr FY16 DAP Ag Lab, Ph II & III Improvements - PCO 26 - Changes to Bullet Resistant Scope.pdf
Date: Thursday, September 11, 2025 4:20:00 PM
Attachments: [image001.png](#)
[PCO 26 - Changes to Bullet Resistant Scope.pdf](#)

Good Afternoon Team:

Refer to attached PCO 26 with reference made to the Changes to Bullet Resistant Scope and related items as they pertain to ASI 04 & 11. Please advise if we are to proceed with this scope as soon as possible. Subs have warned that price increases are imminent, and they need to order soon.

Should you have any questions, please don't hesitate to contact me.

PILAR ANZALDUA-GARZA

Assistant Project Manager

Office: (956) 686-9573

Direct Line: (956) 800-6512

Email: PilarA@DWilsonConstruction.com

Web: www.dwilsonconstruction.com

Address: P.O. Box 3455, McAllen, TX 78502-3455



An Employee-Owned Company

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #026: Bullet Proof Doors & Frames

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/11/2025
REFERENCE:	ASI 11, ASI 04	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:		TOTAL AMOUNT:	\$(2,192.41)

POTENTIAL CHANGE ORDER TITLE: Bullet Proof Doors & Frames

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

Bullet Resistant Windows, Door & Frame ASI 04 & 11 - NOTE: THIS CHANGE IS ONLY FOR THE BULLET RESISTANT SCOPE CHANGE

ASI 04 - Changed the size of the bullet resistant windows at Area B Administrative

1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.

RFI 51 - Added a Bullet resistant door and window at the Area B administrative

A-601 · Revised Storefront Type – M 13.

· This sheet is associated with RFI #51 -Bullet-Resistant Storefronts & Doors

A-611 · Revised Door schedule of door No. 161A

· This sheet is associated with RFI #51 – Bullet-Resistant Storefronts & Doors

ATTACHMENTS:

#	Budget Code	Description	Amount
1	114.08-100.M	1 Single Door #161A-BR Exterior from Brokers 161 RHR 1 HMD HE 14 A60 3070 F W/SEM_INC 1 3/4 RHR (C1; EPTX; LM2; MH6; U06_H) 1 SQ 12 A60 800 SGL 3070 T3 H400 LH (A17_MT+; EPT2; H1; NHP_CH; S; TB) Section Totals 1ea Hollow Metal Bullet Resistant Door and Frame	\$4,700.00
2	114.08-800.S	ASI 04 - Modify dimensions for Storefront K and L. Old storefront L 7 35'X4', storefront k l 40'X4'. New dimensions L4240"X48",K4240"X48 . ASI 11 -Adding Window M 180*	\$(12,337.50)
3	114.09-100.S	ASI 04 Drywall infill at window, metal studs, drywall, etc	\$1,500.00
4	114.04-100.S	Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.	\$3,195.09
5	112.09-900.S	Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.	\$750.00
Grand Total:			\$(2,192.41)



Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE **DATE**

SIGNATURE **DATE**

SIGNATURE **DATE**



PROJECT : 24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion
PCO 26 ASI 4 & 11 Bullet Resistant Changes

DESCRIPTION	QUANTITY	UNIT	UNIT COST				EXTENSION			
			L	M	E	S	LABOR	MATERIAL	MATERIAL	SUB
SUB: MBA DYRWALL & PAINT, AD8, Harlingen Glass							-	-	-	-
Drywall, Paint, Installation - MBA Drywall							-	-	-	-
ASI 4 & 11 Bullet Resistant Changes							-	-	-	-
Infill drywall partition where windows are being reduced 15 X4 =	60	SF				12.50	-	-	-	750.00
Tape, float, texture and paint wall infill area where windows are being reduced	60	SF				12.50	-	-	-	750.00
Labor to install door - no change										
Labor to install hardware - no change										
Bullet Resistant Windows - Harlingen Glass										
ASI 4 & 11 Bullet Resistant Changes	1	LS				(12,337.00)	-	-	-	(12,337.00)
Reduce Window Sizes from 35' x 4' to 20X4							-	-	-	-
Reduce Window Size from 40'x4' to 20' x 4'							-	-	-	-
Add one Window type M 180"X48"							-	-	-	-
							-	-	-	-
Bullet Resistant Door & Frame										
ASI 4 & 11 Bullet Resistant Changes							-	-	-	-
Add new Bullet Proof Door and Frame @ Brokers 161A	1	LS		4,700.00			-	4,700	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
MASONRY										
ASI 4 & 11 Bullet Resistant Changes							-	-	-	-
Masonry infill at windows							-	-	-	-
Masonry Labor							-	-	-	-
Foreman, Master Mason, General labor X2	1	LS				1,168.00	-	-	-	1,168.00
Labor Burden						-	-	-	-	-
Masonry Labor							-	-	-	-
CMU, Masonry Steel Rebar, Grout, Access, Sand and Cement	1	LS				1,075.34	-	-	-	1,075.34
Equipment/Tools							-	-	-	-
Masonry Large Saw, Cement Mixer	1	LS				535.00	-	-	-	535.00
Overhead and Profit							-	-	-	-
Labor	15%					175.20				175.20
Materials	15%					161.30	-	-	-	161.30
Equipment	15%					80.25	-	-	-	80.25
Total							-	-	-	-
							-	-	-	-
							-	-	-	-
							-	-	-	-
NOTES										
ASI 04 - Changed the size of the bullet proof windows at Area B Administrative							-	-	-	-
1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.							-	-	-	-
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.							-	-	-	-
ASI 11 Added a Bulletproof door and window at the Area B administrative							-	-	-	-
A-601							-	-	-	-
· Revised Storefront Type - M 13.							-	-	-	-
· This sheet is associated with RFI #51 -Bullet-Resistant Storefronts & Doors							-	-	-	-
A-611							-	-	-	-
· Revised Door schedule of door No. 161A							-	-	-	-
· This sheet is associated with RFI #51 – Bullet-Resistant Storefronts & Doors							-	-	-	-
SUBTOTALS							-	4,700	-	(7,641.91)

Sheet No. 1

Item: TOTAL ASI 4 & 11 Bullet Resistant Changes

(2,942)



SUMMARY: SCOPE OF WORK

During our initial conversations, we have determined that the main objectives of this project are:

Change Order

Modifying Dimensions for Storefronts K and L.

Previously:

L: 35' 0" x 4' 0" (7) Series

K: 40' 0" x 4' 0" - (8) Series

New Dimensions:

L: 240" x 48" (4) Series

K: 240" x 48" (4) Series

Adding:

Furnish UL 752 tested and rated level 3, 1 1/4" GCP 1250 insulated glazing with Argon, Solarban 70, and gray tint fabricated into clear satin anodized aluminum level 3 thermally improved TSS 650 framing.

Unit Size:

Window M: 180" x 48"

Includes: Submittal Drawings, Product Samples, Test Reports, Data and Product Sheets, Crate and Freight.

Total Due does NOT include Sales Tax, if applicable.

Total Due does NOT include Sales Tax, if applicable.

Note: This Quote Shall Remain In Effect for (60) Days, Total Security Solutions Reserves The Right To Review and Update All Pricing Associated with this Quote to Reflect Current Market Conditions Prior To NTP, LOI, and Total Security Solutions Fabrication Process.



PROPOSAL SUMMARY

Acknowledgment of acceptance on Customer Acceptance Form means that prices, specification and conditions listed are satisfactory and hereby accepted. Options and alternatives accepted or declined will be added or removed from scope as indicated. Payment terms are fixed as provided in the quote. In the event of conflicts or discrepancies among the contract documents, interpretations will give priority to the Total Security Solutions Approval Drawings over the proposal, or any other document included with the agreement. This quote shall remain in effect for 60 days from date created. Customer is responsible for payment of state taxes.

QUALIFICATIONS AND EXCLUSIONS

- Structural calculations not included.
- Testing for ballistics only. A fully tested assembly unit is not rated for air or water leakage, wind debris, forced entry, fire suppression and/or thermally broken characteristics.
- Standard anodized selections limited to clear satin and dark bronze. Other options may be requested at an extra charge.
- Proposal does not include installation unless noted. Customer responsible for their own material take-offs.
- Warranty is from 1-year of ship date or installation (if noted). For all orders where TSS furnishes material only, warranty covers cost of replacement material only.
- 30% restocking fee for TSS approved returns. No returns on custom made items (i.e. doors, windows and/or systems).
- Total Security Solutions will not pay for liquidated damages for failure to meet customer's delivery or construction schedules.
- In the event of conflicts or discrepancies among specifications and plans, Total Security Solutions' proposal document serves as the defining document.
- Paint, anodized & veneers finishes not included in the above scope are subject to price review and/or change order.



Change Order

Architectural Division 8 - Harlingen

2810 N. Expressway 77, Suite F, Harlingen, TX 78552
Tel: 956-440-8160 Fax: 956-440-8260

Order # 307072
Order Name DOCK EXPANSION PHASE 1, 2, AND
AG LAB CITY OF PHARR

Contemplated Change Order #4

RFI # 51

1	Single Door #161A-BR	Exterior from Brokers 161	RHR
1	HMD HE 14 A60 3070 F W/SEM_INC 1 3/4 RHR (C1; EPTX; LM2; MH6; U06_H)		
1	SQ 12 A60 800 SGL 3070 T3 H400 LH (A17_MT+; EPT2; H1; NHP_CH; S; TB)		

Section Totals

1ea Hollow Metal Bullet Resistant Door and Frame

RFI 51 states that Flemming is one of the approved manufacturers of the bullet resistant hollow metal door and frame. Flemming does not sell to distribution in the United States. ASSA Abloy is Flemming's parent company. The door and frame priced for this proposal are manufactured by an ASSA Abloy owned company.

NEGRETE & KOLAR ARCHITECTS,LLP

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)

PROJECT: Pharr FY16 DAP - Pharr Land Port of Entry
Dock Expansion Phase I & II, and Agricultural Lab
Pharr - Reynosa International Bridge - Land Port of Entry

ASI NUMBER: 04
DATE OF ISSUANCE: 28 March 2025
NK ARCH PROJECT NUMBER: 2024-09

OWNER: City of Pharr
OWNER PROJECT NUMBER: 2324-71-510-C08-406

TO CONTRACTOR: Brownstone Consultants / D. Wilson Construction Co.
CONTRACT FOR: New Construction

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

Prior to proceeding with the Work in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.
3. Disregard non-existing steel column at Grid E-16 as indicated in attached exhibit drawing A-114. Same column (Grid E-16) shown in project Construction Drawing Sheets A-101, A-134, A-301, A-801, & I-104 (but not included in attached exhibit) are also disregarded.

ATTACHMENTS: Exhibit ASI-04; 6 pages.

BY: Andrés L. Mata, Jr., Associate AIA
Project Manager

FOR: David Negrete, AIA
Project Architect



03/28/2025



Request for Information Response

To: D. Wilson Construction
Attn. Shukan Bhakta, APM
1207 E Pecan Blvd,
McAllen, TX 78501

Date: 7/7/2025

From: Benjamin A. Luna, PE

AVO: 57325.002 **RFI No.:** 51

Email: bluna@halff.com

Project: Pharr FY 16 DAP – Agricultural Lab,
Dock Expansion I & II

Subject: Bullet-Resistant Storefronts & Doors

☐ Letter dated:

☒ Email dated: 6/16/2025

☐ Phone call dated:

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST

Please clarify whether the storefronts and doors highlighted in yellow on sheets 1/A-111, 1/A-112, and 1/A-114 in the attached document are required to meet Bullet Resistance Level 3. The storefronts and doors highlighted in green have been identified as bullet-resistant per sheets A-601 and A-611. Should any changes to the storefronts or doors be necessary, please provide revised drawings.

ANSWER

As discussed in our meeting with Webb Cooley earlier this week, note the following regarding RFI #51:

- The storefronts and doors highlighted in yellow on sheets 1/A-111 and 1/A-114 in the attached RFI document from the Contractor are not required to meet Bullet Resistance Level 3.
- Storefront 'M' and Door '161A' (highlighted in yellow) in Room 'Brokers 161' on Sheet A-112 are required to meet Bullet Resistance Level 3 (to match the rest of this building).
- All other doors highlighted in yellow on sheet 1/A-112 are not required to meet Bullet Resistance Level 3.

Attached are revised Sheets A-601 & A-611 describing the modifications.
The Plan Sheets are unaffected.

Answered by: Andres L. Mata, Jr.



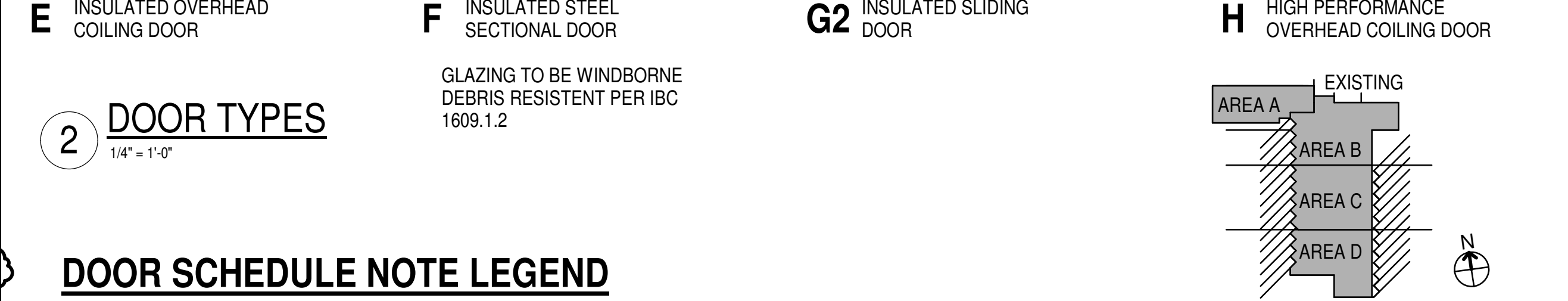
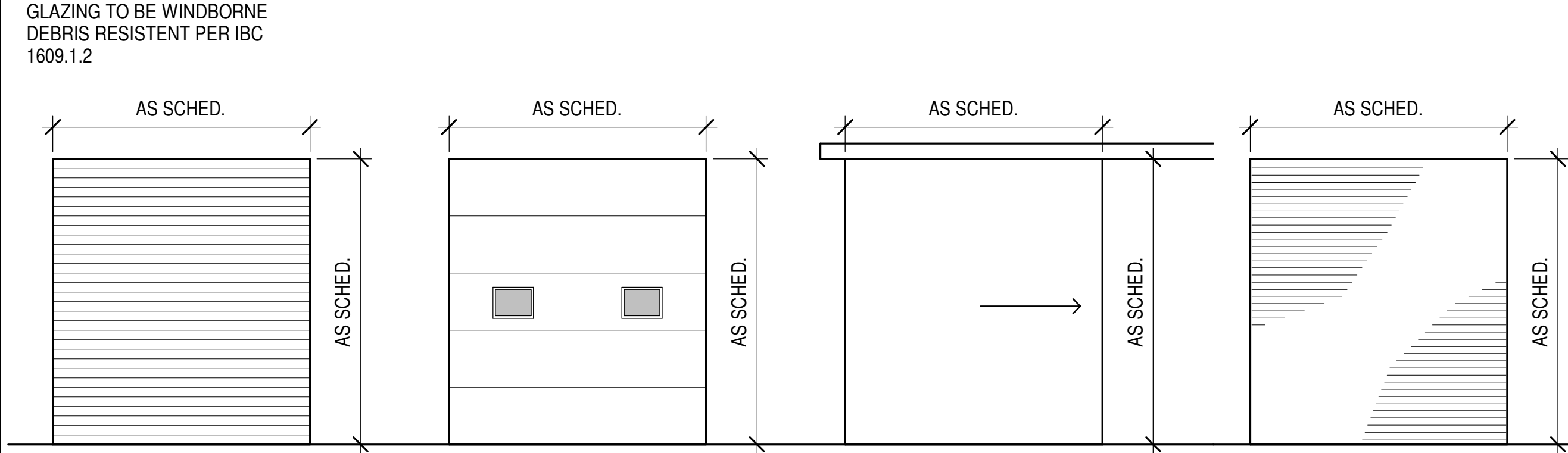
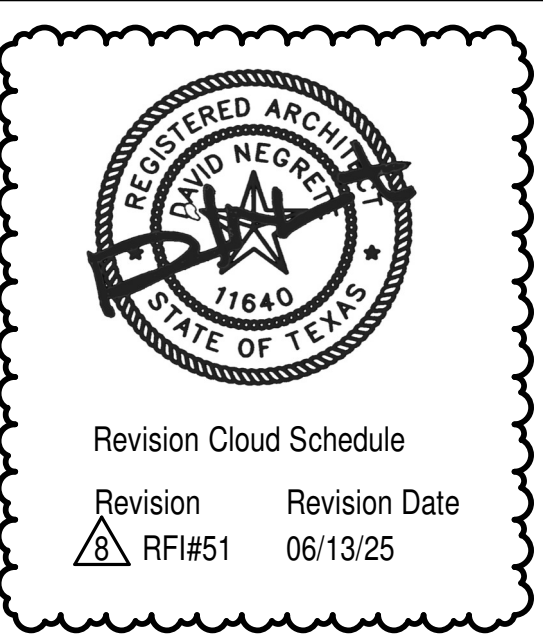
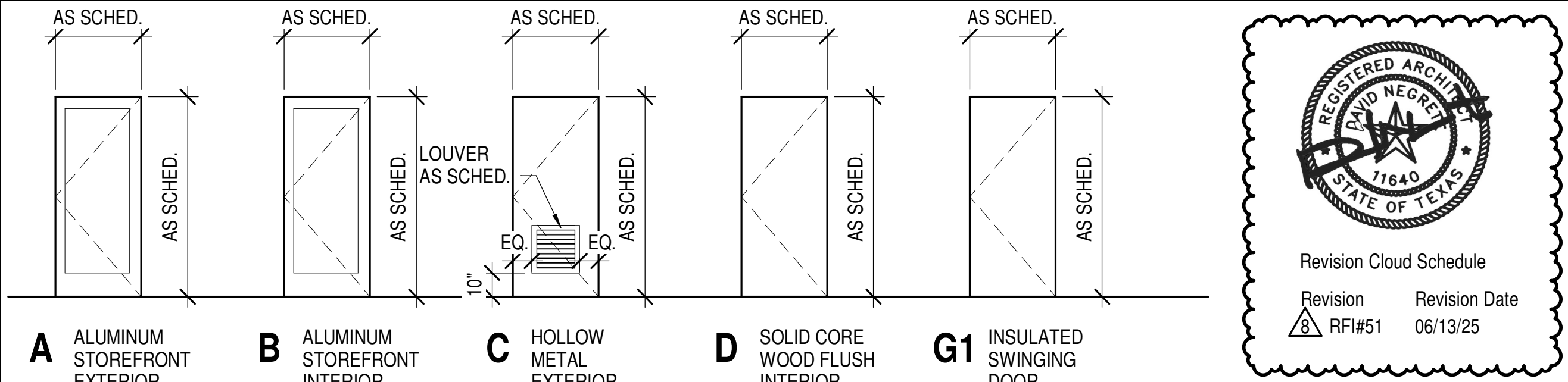
COPIES: ☐ File ☒ Owner ☒ Owner ☐ Other

Attachments: Sheets A-601 and A-611

Original RFI Document Provided by Brownstone.

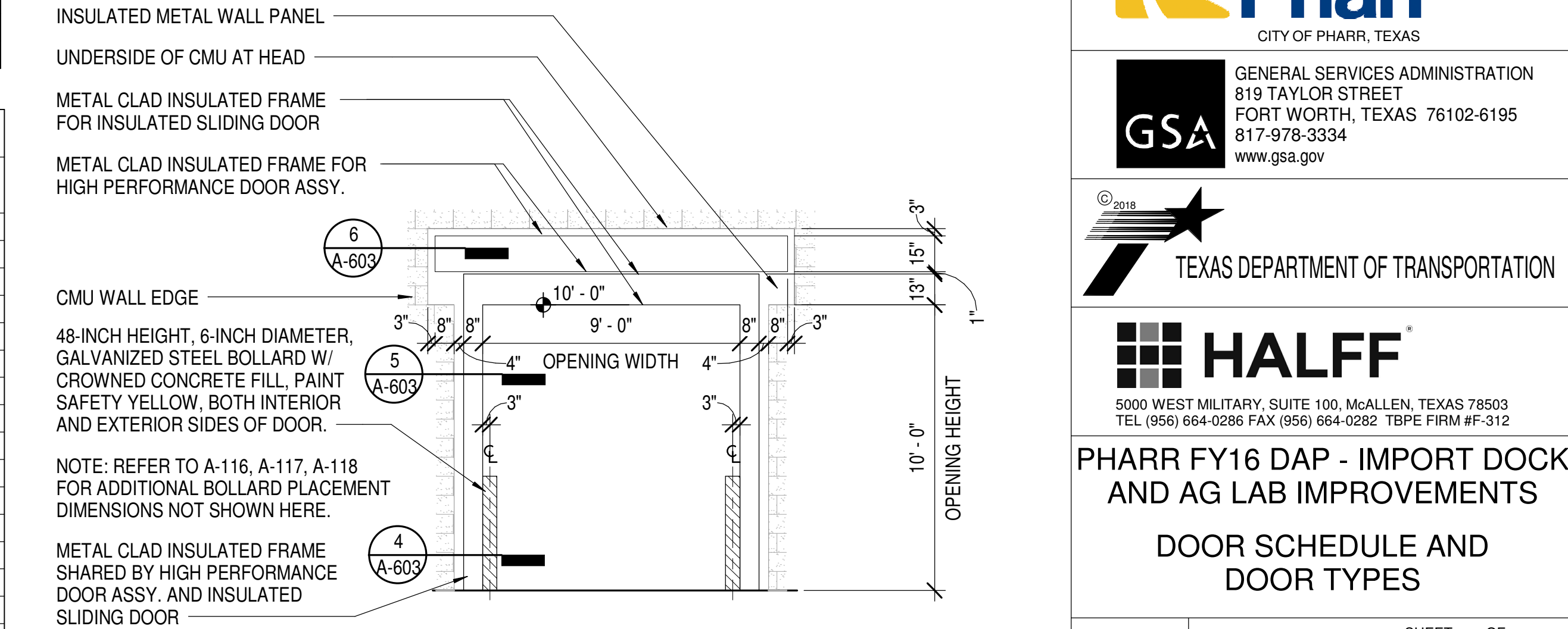
DOOR SCHEDULE

DOOR NO.	OPENING SIZE			DOOR TYPE				FRAME		REFERENCE DETAIL						DESCRIPTION	
	WIDTH	HEIGHT	DOOR	TYPE	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING	SECURITY	REMARKS	
101O	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION	
101P	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION	
101R	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION	
101T	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION	
126	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
127	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
128	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
129	3' - 0"	7' - 4"	1-3/4"	A	ALUM	CLEAR	1"	ALUM	CLEAR	12/A-613	10&11/A-613	9/A-613	1.00	-	CARD W/PED	MEETS 2018 IECC	
131	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-	
132	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-	
133	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.01	-	-	-	
134	6' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC	
134A	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-	
134B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-	
135	6' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.53	-	-	-	
136A	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.00	-	CARD	BULLET RESISTANT	
136B	3' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	2.01	-	-	-	
137	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-	
138A	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
138B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.00	-	-	-	
139	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-	
140	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
144	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
145	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
146A	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
146B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
151	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
152	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-	
153	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-	
154	6' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC	
155	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-	
156	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC	
157	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
158A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC	
158C	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.02	-	-	-	
159A	6' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.50	-	CARD	BULLET RESISTANT	
159B	6' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	3.54	-	-	-	
161A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	BULLET RESISTANT	
161B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT	
161C	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT	
161D	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.02	-	CARD	BULLET RESISTANT	
162	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT	
163	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT	
166A	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.03	-	CARD	BULLET RESISTANT	
166B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT	
167	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-	
168	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-	
169	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	4.01	45MIN	CARD	-	
170	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	45MIN	CARD	-	
171	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-	
172	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-	
182	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	8.03	-	CARD	MEETS 2018 IECC	
183	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.50	-	-	-	
184	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	45MIN	CARD	MEETS 2018 IECC	
187	6' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.51	90MIN	CARD	MEETS 2018 IECC	
187B	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	90MIN	CARD	MEETS 2018 IECC	



DOOR SCHEDULE NOTE LEGEND

1 3/4" 14. GA. HOLLOW METAL 14 GAUGE DOOR MATERIAL THICKNESS
1 3/4" 12. GA. HOLLOW METAL 12 GAUGE DOOR MATERIAL THICKNESS
HM 12 GA. HOLLOW METAL 12 GAUGE FRAME MATERIAL THICKNESS
PT FIELD PAINTED FINISH
CLEAR CLEAR ANODIZED FINISH
ALUM ALUMINUM STOREFRONT
CARD ELECTRONIC CARD ACCESS INTEGRATED WITH HARDWARE
CARD W/PED PROVIDE PEDESTAL FOR CARD MOUNTING
WD SOLID CORE WOOD DOOR
NAT SOLID CORE WOOD DOOR REQUIRING WOOD STAVE CORE
MEETS 2015 IECC NATURAL, CLEAR FINISH
* ASSY. MUST MEET THERMAL RESISTANCE AND AIR INFILTRATION REQUIREMENTS OF 2015 IECC
REFER TO DETAILS AND PRODUCT SPECIFICATION FOR TYPE AND FINISH
FACTORY FACTORY FINISH, SPECIFIED
PVC COLOR INTEGRAL TO PVC CURTAIN
LOUVER INCLUDES 16" X 16" LOUVER



LARGE FORMAT DOOR SCHEDULE

DOOR NO	OPENING SIZE			DOOR TYPE			FRAME		REFERENCE DETAIL			DESCRIPTION		SECURITY	INSULATION
	WIDTH	HEIGHT	DOOR	TYPE	FINISH	GLAZING	TYPE	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING		
101A	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101B	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101C	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101D	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101E	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101F	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101G	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101H	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101J	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101K	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101L	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101M	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101N	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION
101Q	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101QH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
101S	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101SH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
101U	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION
101UH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN
158B	9' - 0"	10' - 0"	1 3/8"	E	FACTORY	-	*	*	1/A-604	2/A-604	3/A-604	9.01	-	MANUAL LOCK	1 3/8" INSULATION

RFI detail

#51 Bullet-Resistant Storefronts & Doors



Status	Open In Review
Created on	Apr 22, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Rolando Ayala
Due date	Apr 29, 2025

Question

-

References and Attachments

Files (1)

- [50 - Item - Bullet-Resistant Storefronts & Doors.pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External id	-
Co-reviewer(s)	-

Activities	By	At
Sabrina Alvarez added a reference to a File 50 - Item - Bullet-Resistant Storefronts & Doors.pdf	Sabrina Alvarez	Apr 22, 2025, 8:33 AM CDT
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to Rolando Ayala .	Sabrina Alvarez	Apr 22, 2025, 8:33 AM CDT



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

RFI #51: Bullet-Resistant Storefronts & Doors

Status	Open		
To	Sabrina Alvarez (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Apr 22, 2025	Due Date	Apr 29, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	A-601, A-611, A-111, A-112, A-114	Reference	
Linked Drawings			
Received From	Claudio Velasco (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question

Question from Emiliano Larios D Wilson Construction Company on Tuesday, Apr 22, 2025 at 08:21 AM CDT

Please clarify whether the storefronts and doors highlighted in yellow on sheets 1/A-111, 1/A-112, and 1/A-114 in the attached document are required to meet Bullet Resistance Level 3. The storefronts and doors highlighted in green have been identified as bullet-resistant per sheets A-601 and A-611. Should any changes to the storefronts or doors be necessary, please provide revised drawings.

Attachments

[RFI 51 -Bullet-Resistant Storefronts & Doors.pdf](#)

Awaiting an Official Response

DOOR SCHEDULE																
DOOR NO.	OPENING SIZE			DOOR TYPE				FRAME		REFERENCE DETAIL			DESCRIPTION			
	WIDTH	HEIGHT	DOOR	TYPE	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING	SECURITY	REMARKS
101O	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101P	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101R	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
101T	3' - 0"	7' - 0"	4"	G1	STEEL / INS	FACTORY	-	*	*	3/A-603	2/A-603	1/A-603	3.00	-	CARD	4" INSULATION
126	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
127	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
128	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
129	3' - 0"	7' - 4"	1-3/4"	A	ALUM	CLEAR	1"	ALUM	CLEAR	12/A-613	10&11/A-613	9/A-613	1.00	-	CARD W/PED	MEETS 2018 IECC
131	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
132	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
133	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.01	-	-	-
134A	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-
134B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	7.00	-	-	-
135	6' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.53	-	-	-
136A	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.00	-	CARD	BULLET RESISTANT
136B	3' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	2.01	-	-	-
137	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-
138A	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
138B	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	5.00	-	-	-
139	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
140	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
144	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
145	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
146	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
147	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
148	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
149	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
151	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
152	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	-	CARD	-
153	4' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.01	-	CARD	-
154	6' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC
155	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
156	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
157	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
158A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
158C	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	3.02	-	-	-
159A	6' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.50	-	CARD	BULLET RESISTANT
159B	6' - 0"	7' - 2"	1-3/4"	B	ALUM	CLEAR	1/4"	ALUM	CLEAR	25/A-613	23&24/A-613	9/A-613	3.54	-	-	-
161A	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.01	-	CARD	MEETS 2018 IECC
161B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
161C	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
161D	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.02	-	CARD	BULLET RESISTANT
162	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT
163	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.03	-	-	PROVIDE TITUS CT-700 20 x 20 LOUVER;1-1/2" UNDERCUT
166A	3' - 0"	7' - 0"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.03	-	CARD	BULLET RESISTANT
166B	3' - 0"	7' - 2"	1-3/4"	A	ALUM	CLEAR	1-1/4"	ALUM	CLEAR	4/A-613	2&3/A-613	1/A-613	1.01	-	CARD W/PED	BULLET RESISTANT
167	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
168	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.01	-	-	-
169	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	4.01	45MIN	CARD	-
170	3' - 0"	7' - 0"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.00	45MIN	CARD	-
171	3' - 0"	7' - 0"	1-3/4" SOLID	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	8.02	-	CARD	-
172	3' - 0"	7' - 4"	1-3/4"	D	WD	NAT	-	HM 12GA.	PT	6/A-602	5/A-602	4/A-602	6.00	-	-	-
182	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	8.03	-	CARD	MEETS 2018 IECC
183	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.50	-	-	-
184	3' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	45MIN	CARD	MEETS 2018 IECC
186	4' - 0"	7' - 0"	1-3/4" 14GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	5.02	-	CARD	MEETS 2018 IECC
187	6' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	3.51	90MIN	CARD	MEETS 2018 IECC
187B	3' - 0"	7' - 0"	1-3/4" 12GA.	C	HM	PT	-	HM 12GA.	PT	3/A-602	2/A-602	1/A-602	4.00	90MIN	CARD	MEETS 2018 IECC

LARGE FORMAT DOOR SCHEDULE																
DOOR NO	OPENING SIZE			DOOR TYPE			FRAME		REFERENCE DETAIL			DESCRIPTION				INSULATION
	WIDTH	HEIGHT	DOOR	TYPE	FINISH	GLAZING	TYPE	FINISH	HEAD	JAMB	SILL	HARDWARE	FIRE RATING	SECURITY		
101A	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101B	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101C	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101D	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101E	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101F	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101G	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101H	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101J	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101K	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101L	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101M	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101N	9' - 0"	10' - 0"	4"	F	FACTORY	YES	*	*	6/A-604	4/A-604	5/A-604	9.00	-	MANUAL LOCK	4" INSULATION	
101Q	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION	
101QH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN	
101S	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION	
101SH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN	
101U	9' - 0"	10' - 0"	4"	G2	FACTORY	-	*	*	6/A-603	5/A-603	4/A-603	11.00	-	MANUAL LOCK	4" INSULATION	
101UH	9' - 0"	10' - 0"	1"	H	PVC	-	*	*	6/A-603	5/A-603	4/A-603	10.00	-	-	INTEGRAL W/CURTAIN	
158B	9' - 0"	10' - 0"	1 3/8"	E	FACTORY	-	*	*	1/A-604	2/A-604	3/A-604	9.01	-	MANUAL LOCK	1 3/8" INSULATION	

AS SCHED.

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AS SCHED.

AS SCHED.

AS SCHED.

AALUMINUM
STOREFRONT
EXTERIOR

BALUMINUM
STOREFRONT
INTERIOR

CHOLLOW
METAL
EXTERIOR

D SOLID CORE
WOOD FLUSH
INTERIOR

G1INSULATED
SWINGING
DOOR

GLAZING TO BE WINDBORNE

GENERAL NOTES - OPENINGS

- OVERALL OPENING DIMENSIONS ARE NOMINAL.
- FIELD VERIFY ALL OPENING DIMENSIONS PRIOR TO OPENING SYSTEM FABRICATION.

ALUMINUM STOREFRONT, TRANSACTION WINDOW AND GLAZING NOTES

EXTERIOR ALUMINUM SECURITY WINDOW ASSEMBLY WITH **TYPE A** GLAZING.
TYPE A GLAZING MEETS THE FOLLOWING REQUIREMENTS:

2015 IECC
BULLET RESISTANCE LEVEL 3

EXTERIOR ALUMINUM STOREFRONT WINDOW ASSEMBLY WITH **TYPE B** GLAZING.
TYPE B GLAZING MEETS THE FOLLOWING REQUIREMENTS:

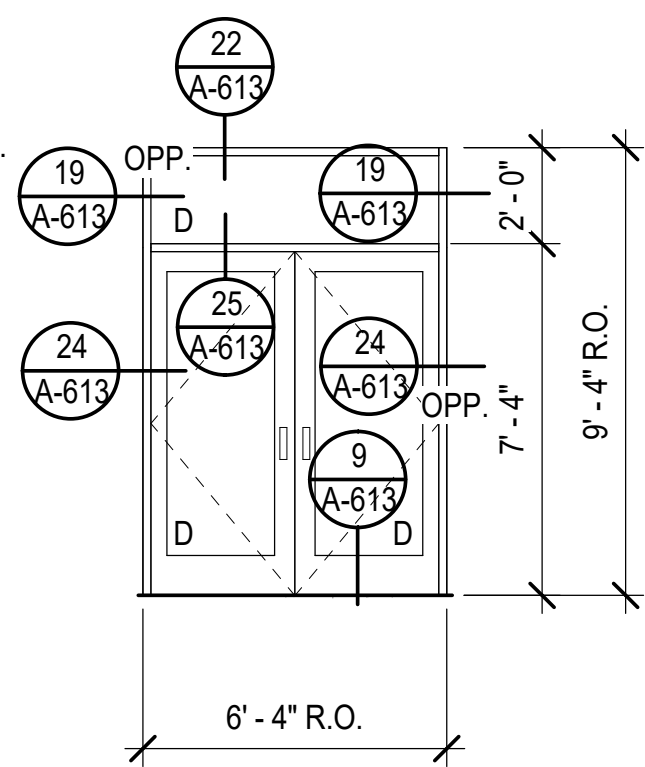
2015 IECC
2015 IBC WINDBORNE DEBRIS RESISTANCE

STAINLESS STEEL TRANSACTION WINDOW ASSEMBLY WITH **TYPE C** GLAZING.
TYPE C GLAZING MEETS THE FOLLOWING REQUIREMENTS:

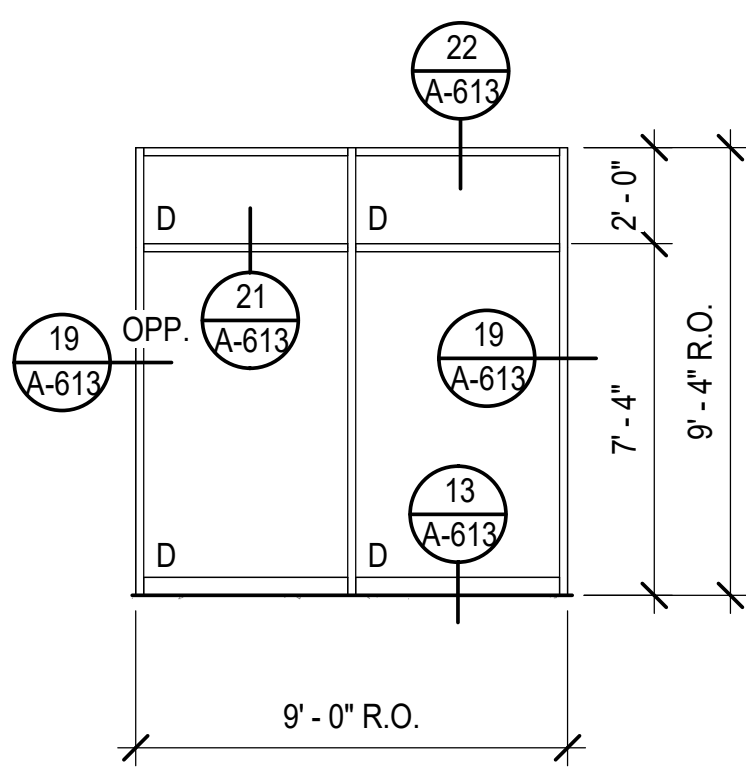
BULLET RESISTANCE LEVEL 3

INTERIOR ALUMINUM STOREFRONT DOOR ASSEMBLY WITH **TYPE D** GLAZING.
TYPE F GLAZING MEETS THE FOLLOWING REQUIREMENTS:

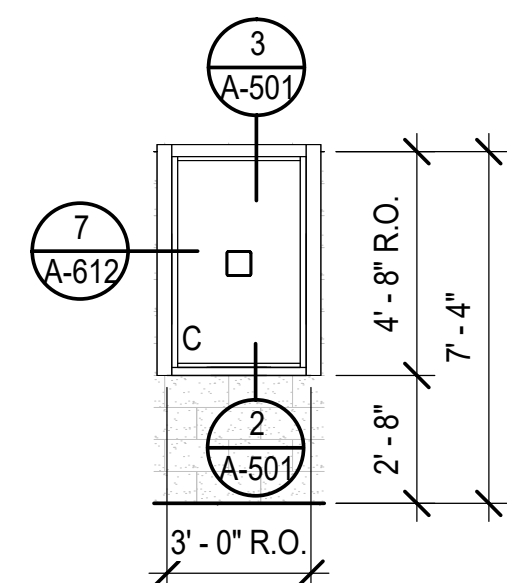
CLEAR TEMPERED GLASS



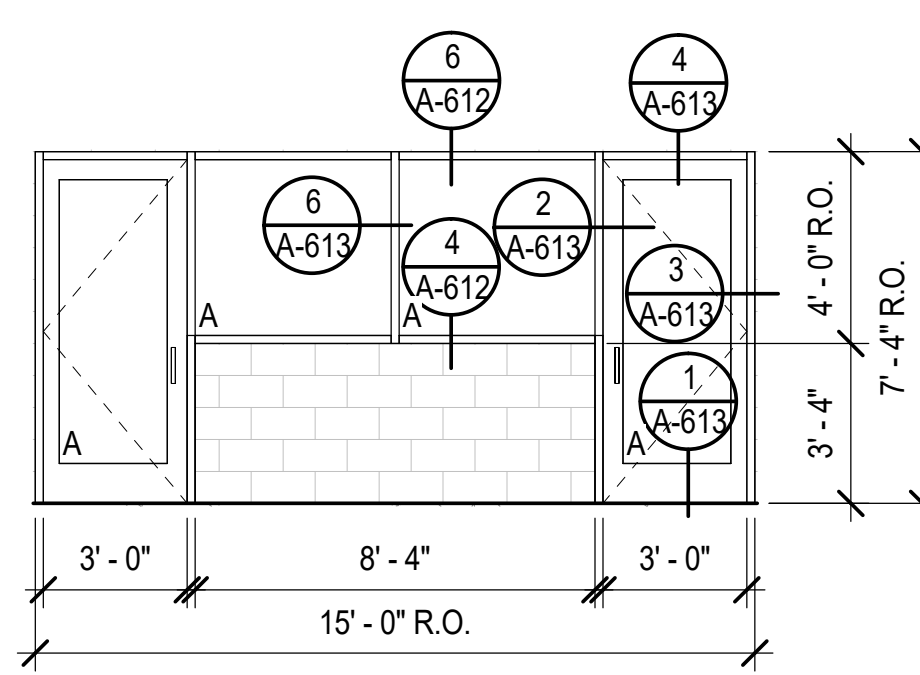
17 STOREFRONT TYPE - R
1/4" = 1'-0"



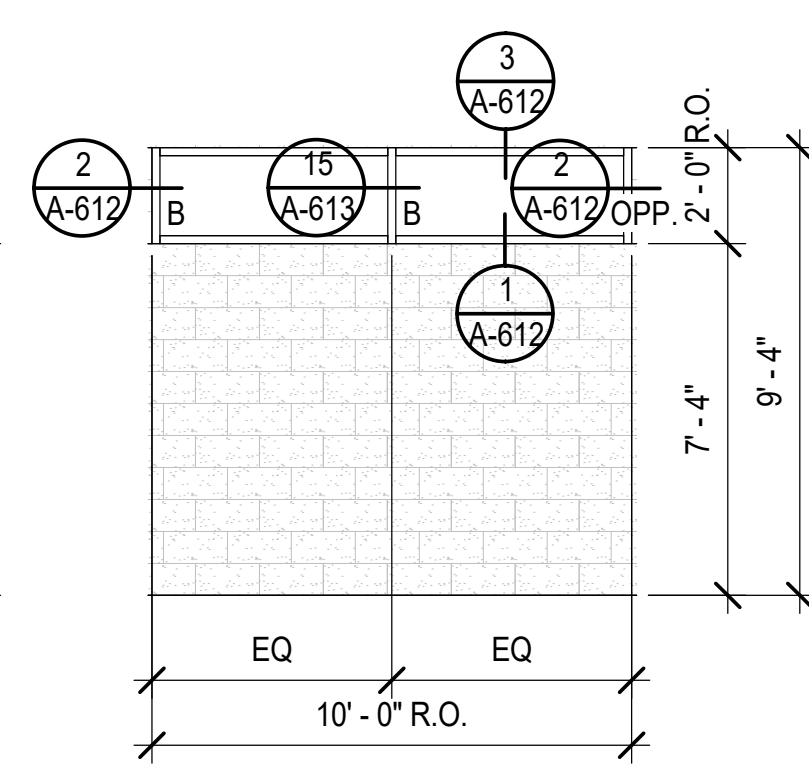
18 STOREFRONT TYPE - Q
1/4" = 1'-0"



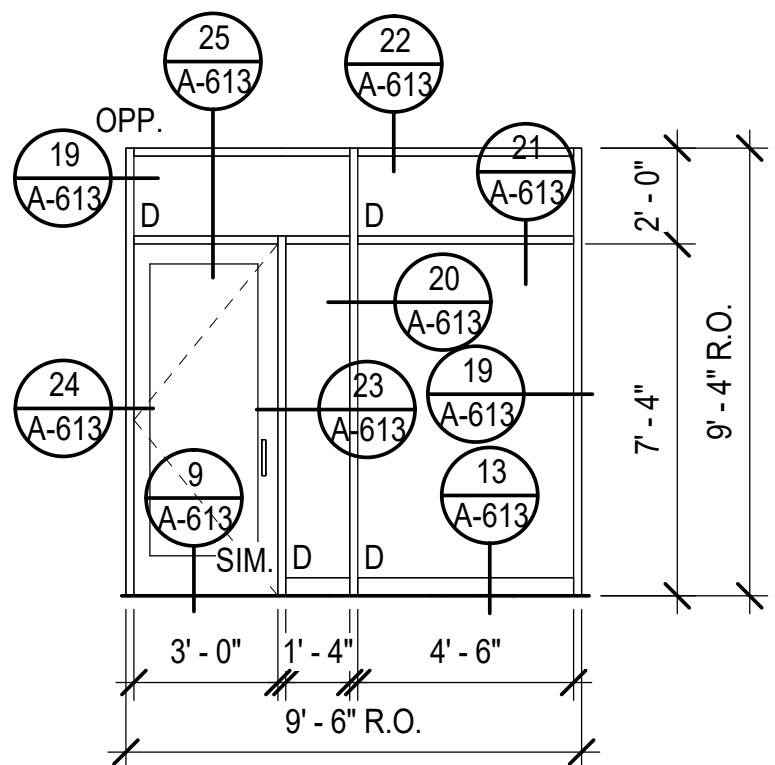
15 WINDOW TYPE - A
1/4" = 1'-0"



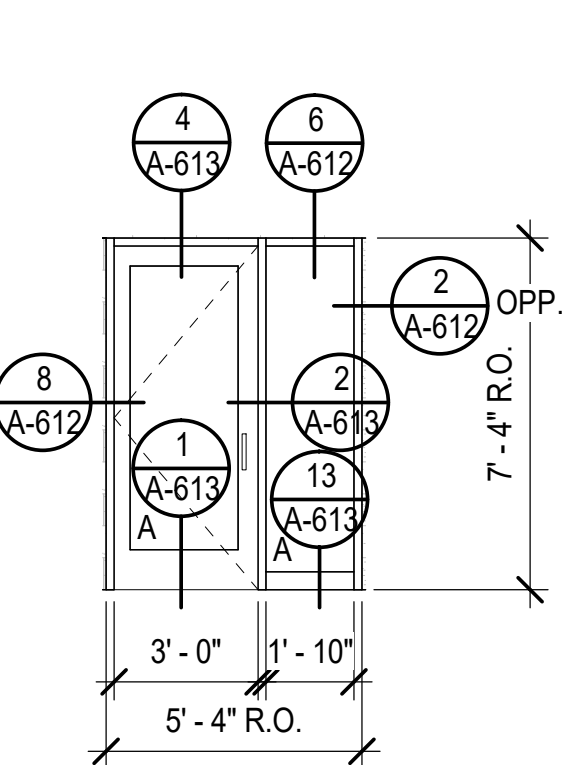
8 STOREFRONT TYPE - H
1/4" = 1'-0"



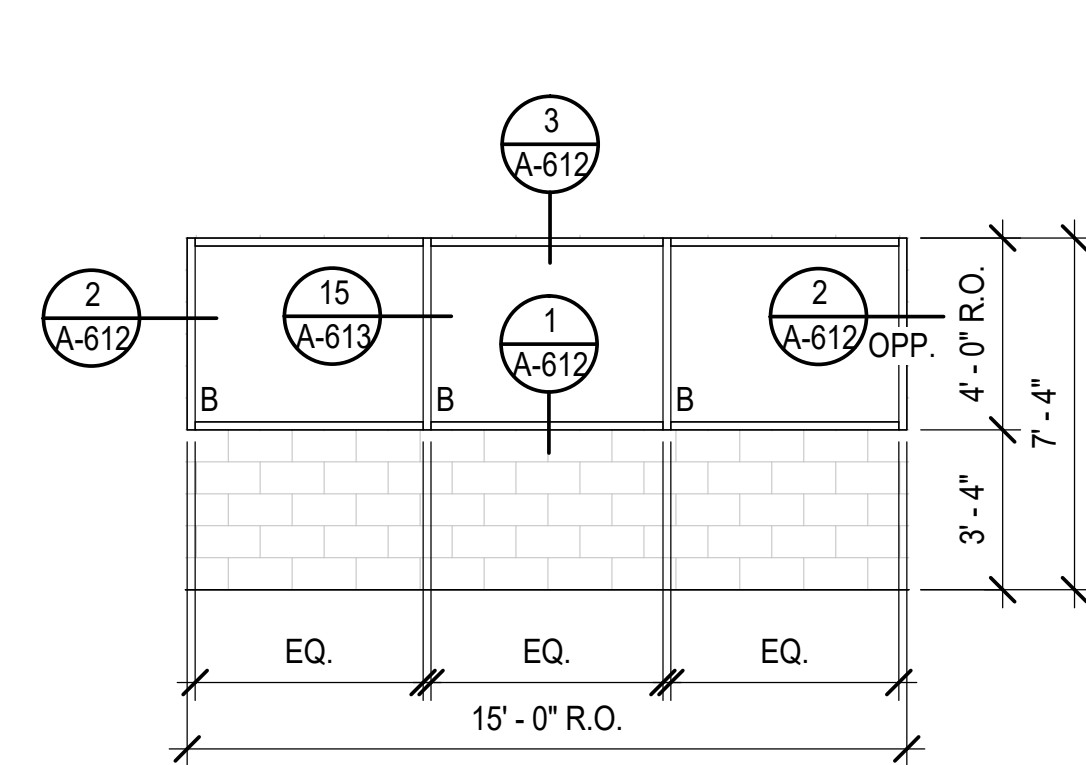
4 STOREFRONT TYPE - D
1/4" = 1'-0"



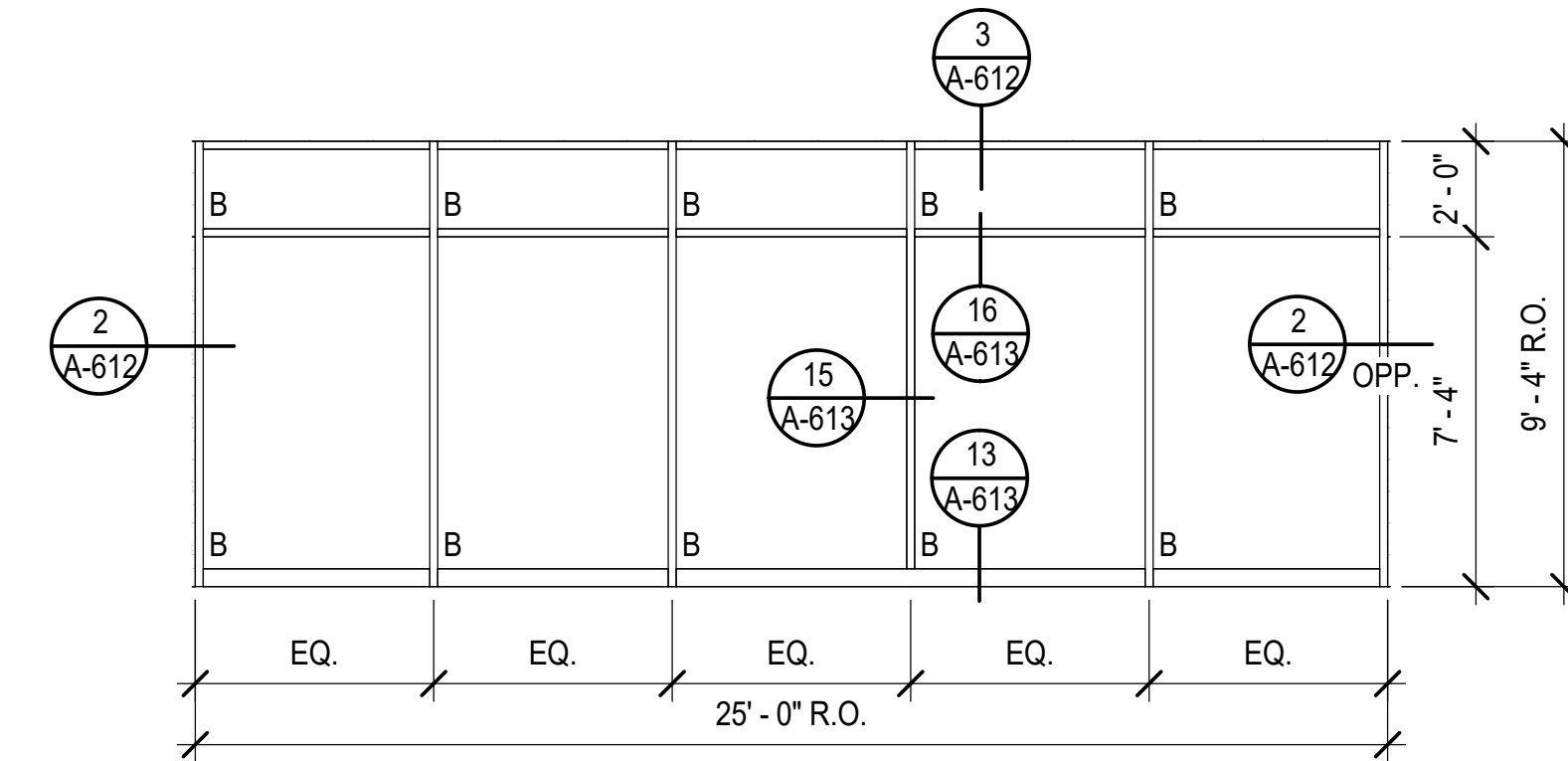
16 STOREFRONT TYPE - P
1/4" = 1'-0"



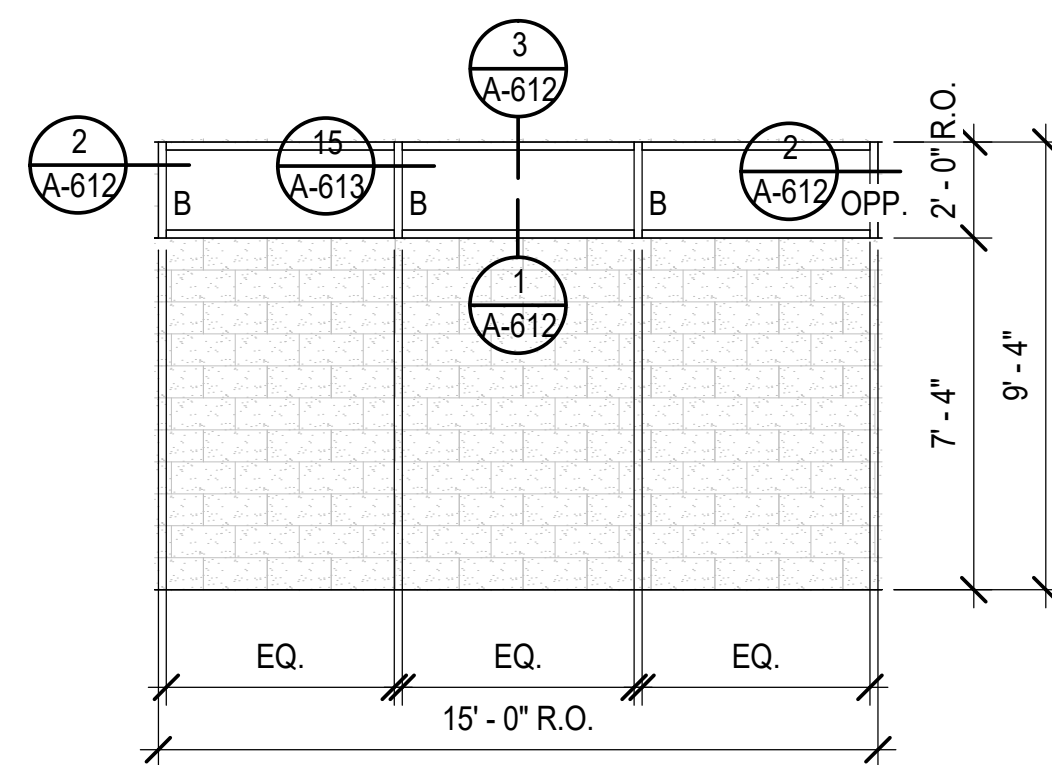
14 SECURITY TYPE - N
1/4" = 1'-0"



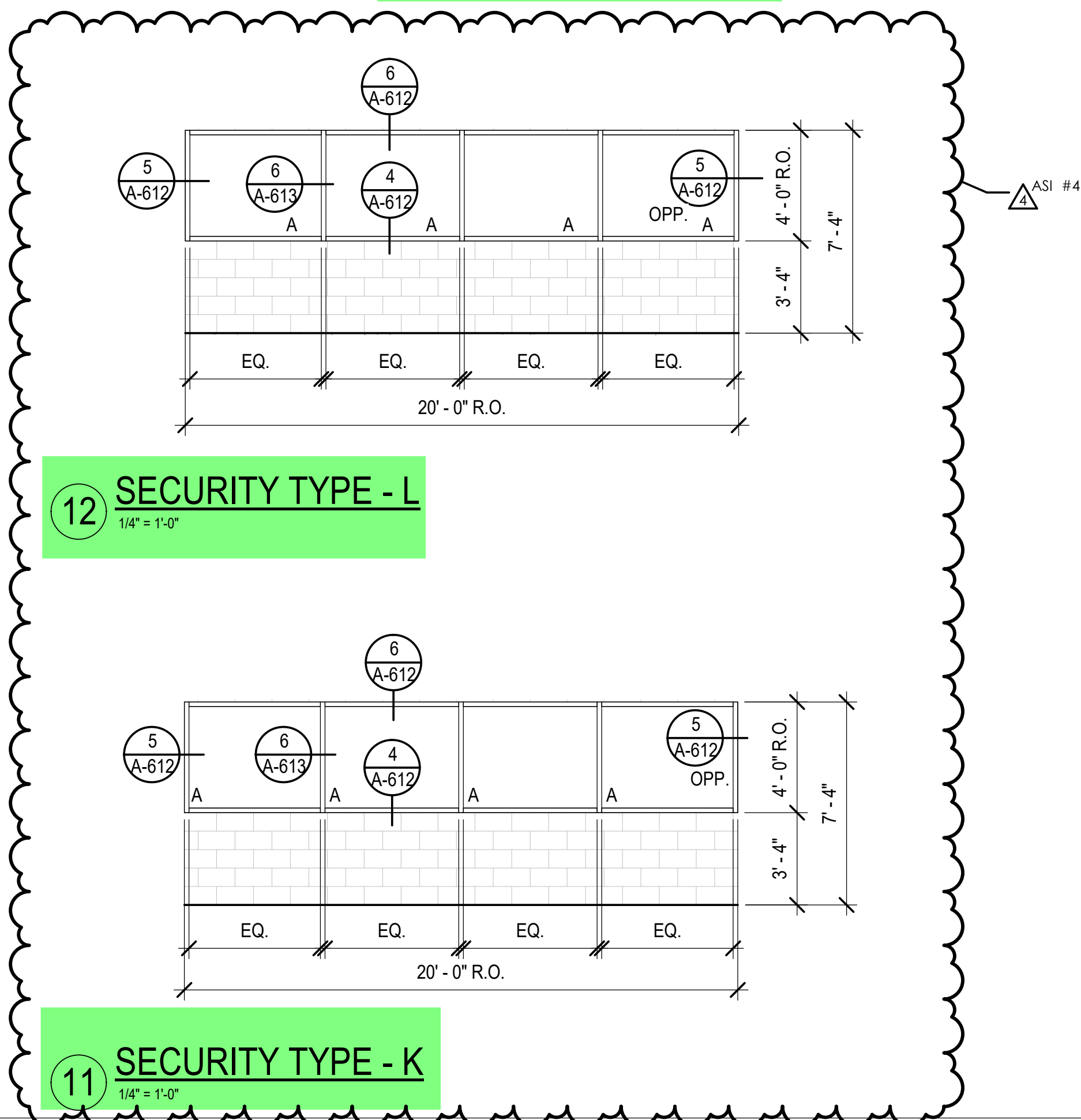
13 STOREFRONT TYPE - M
1/4" = 1'-0"



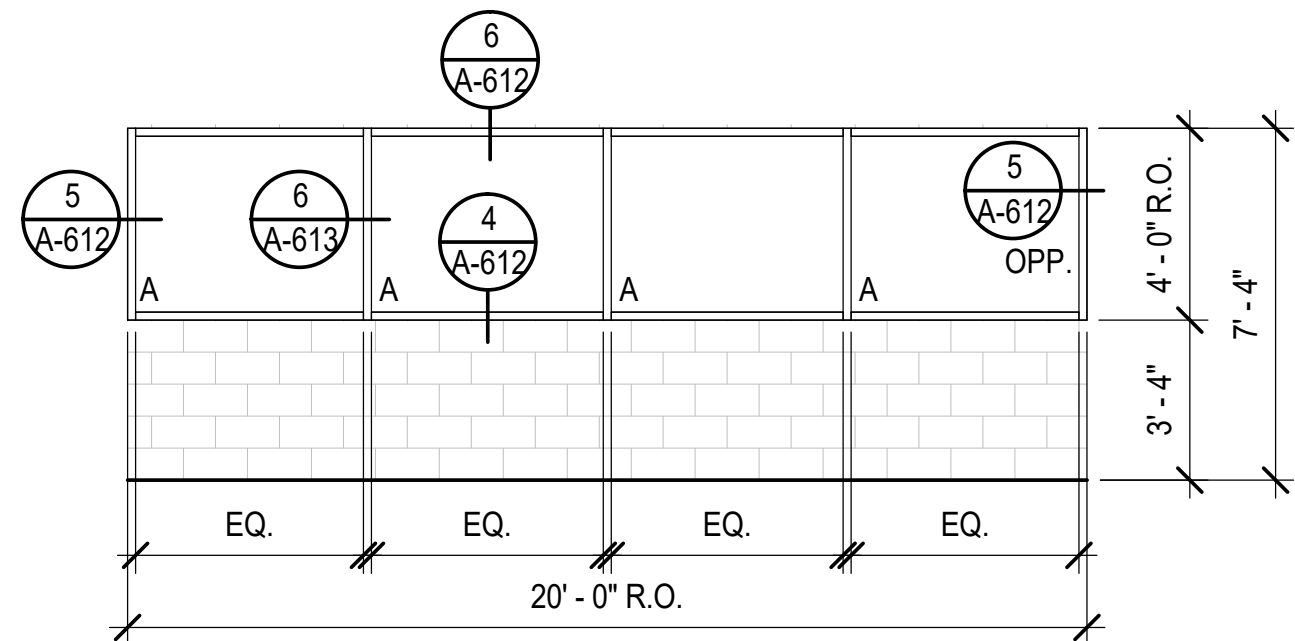
7 STOREFRONT TYPE - G
1/4" = 1'-0"



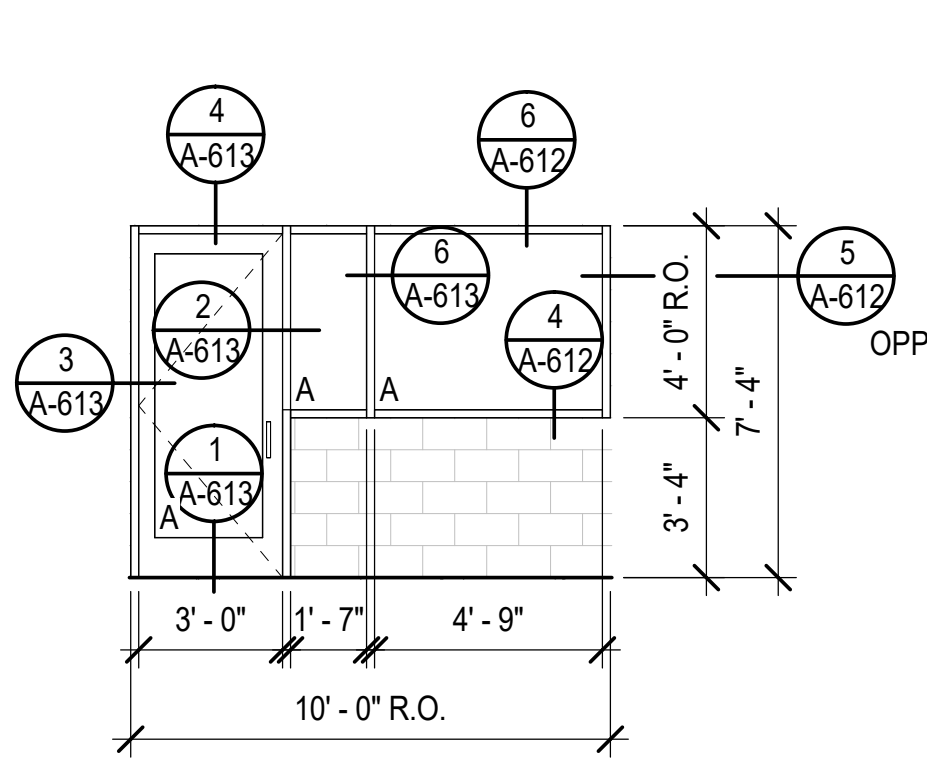
3 STOREFRONT TYPE - C
1/4" = 1'-0"



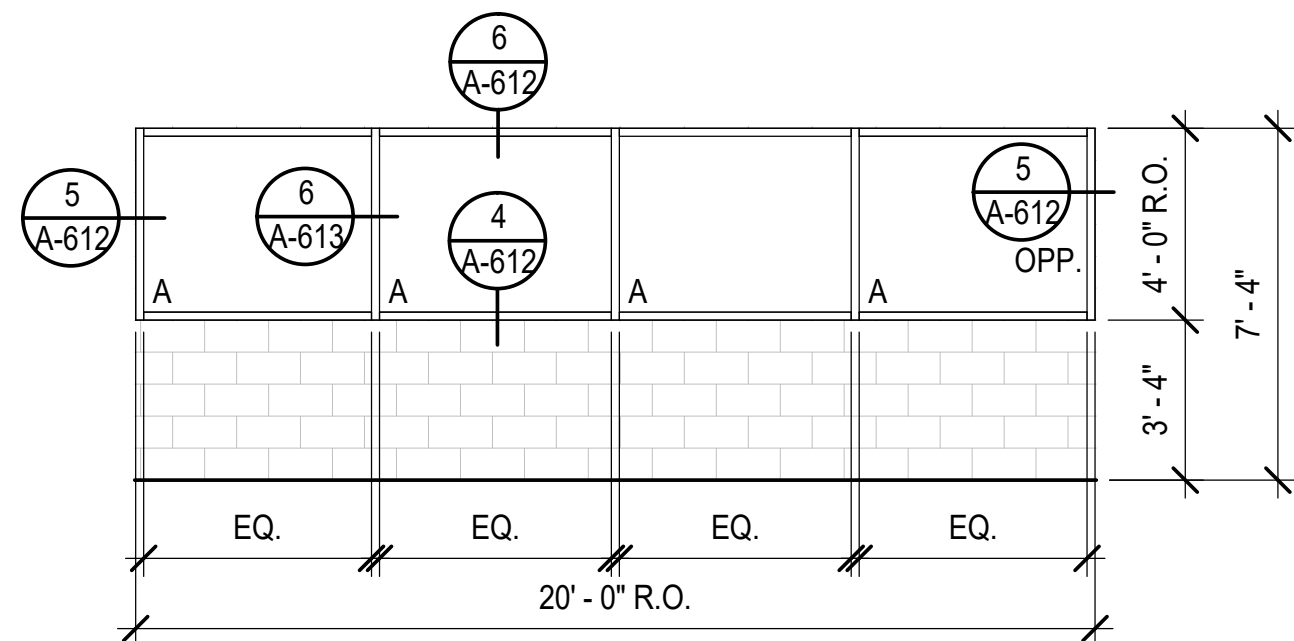
12 SECURITY TYPE - L
1/4" = 1'-0"



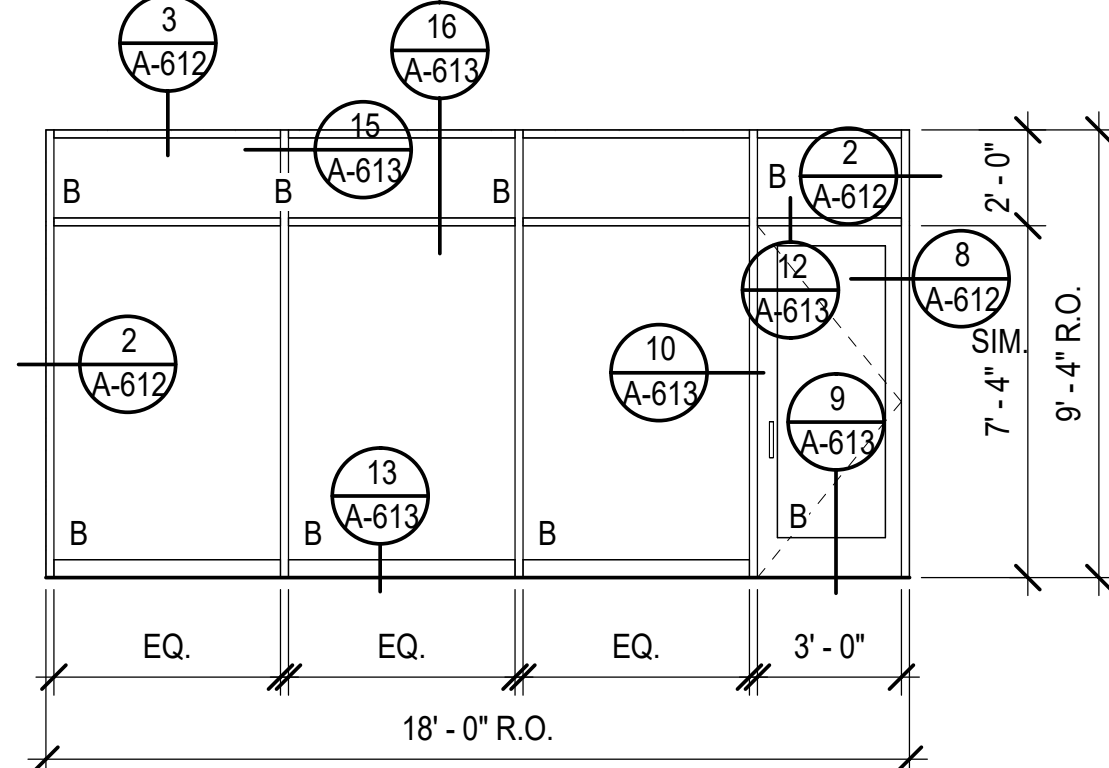
11 SECURITY TYPE - K
1/4" = 1'-0"



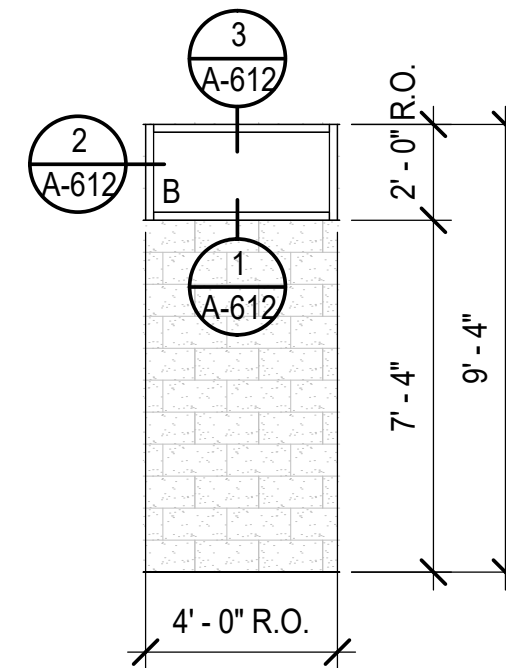
10 SECURITY TYPE - J
1/4" = 1'-0"



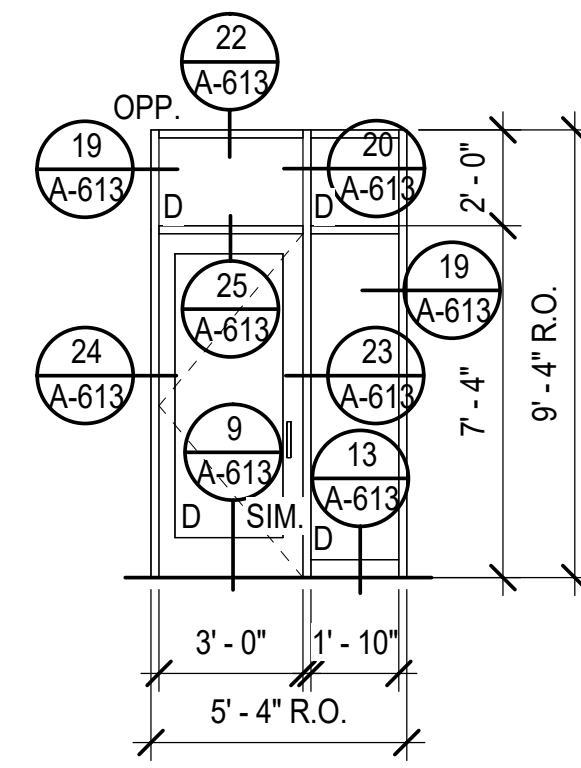
9 SECURITY TYPE - I
1/4" = 1'-0"



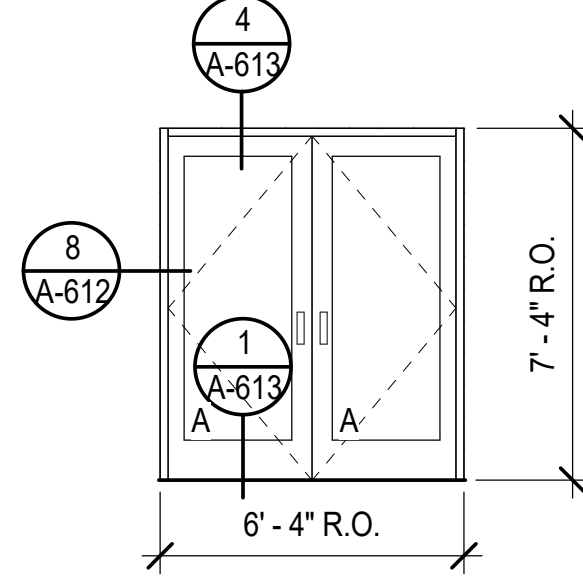
6 STOREFRONT TYPE - F
1/4" = 1'-0"



5 STOREFRONT TYPE - E
1/4" = 1'-0"



2 STOREFRONT TYPE - B
1/4" = 1'-0"



1 STOREFRONT TYPE - A
1/4" = 1'-0"

NEGRETTE & KOLAR
ARCHITECTS, LLP

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)

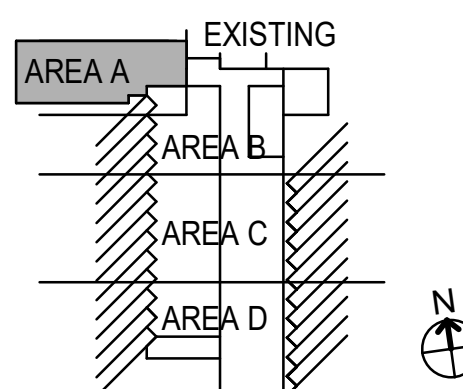
PROJECT: Pharr FY16 DAP - Pharr Land Port of Entry
DATE OF ISSUANCE: 08/01/2025
OWNER: City of Pharr
OWNER PROJECT NUMBER: 2324-71-510-C28-454
NK ARCH PROJECT NUMBER: 2024-09

TO CONTRACTOR: Brownstone Consultants / D. Wilson Construction Co.
CONTRACTOR: New Construction

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract sum or Contract Time.

Prior to proceeding with the Work in accordance with these instructions, indicate your acceptance of these instructions for release to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:
1. Reduce length of Window Type K and Window Type L, located in Operations Management 146 and Break 8m 175 respectively, as indicated in attached exhibit drawing A-112, A-114, A-201, A-411, A-412, A-413, A-414, A-415, A-416, A-417, A-418, A-419, A-420, A-421, A-422, A-423, A-424, A-425, A-426, A-427, A-428, A-429, A-430, A-431, A-432, A-433, A-434, A-435, A-436, A-437, A-438, A-439, A-440, A-441, A-442, A-443, A-444, A-445, A-446, A-447, A-448, A-449, A-450, A-451, A-452, A-453, A-454, A-455, A-456, A-457, A-458, A-459, A-460, A-461, A-462, A-463, A-464, A-465, A-466, A-467, A-468, A-469, A-470, A-471, A-472, A-473, A-474, A-475, A-476, A-477, A-478, A-479, A-480, A-481, A-482, A-483, A-484, A-485, A-486, A-487, A-488, A-489, A-490, A-491, A-492, A-493, A-494, A-495, A-496, A-497, A-498, A-499, A-500, A-501, A-502, A-503, A-504, A-505, A-506, A-507, A-508, A-509, A-510, A-511, A-512, A-513, A-514, A-515, A-516, A-517, A-518, A-519, A-520, A-521, A-522, A-523, A-524, A-525, A-526, A-527, 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A-1587, A-1588, A-1589, A-1590, A-1591, A-1592, A-1593, A-1594, A-1595, A-1596, A-1597, A-1598, A-1599, A-1600, A-1601, A-1602, A-1603, A-1604, A-1605, A-1606, A-1607, A-1608, A-1609, A-1610, A-1611, A-1612, A-1613, A-1614, A-1615, A-1616, A-1617, A-1618, A-1619, A-1620, A-1621, A-1622, A-1623, A-1624, A-1625, A-1626, A-1627, A-1628, A-1629, A-1630, A-1631, A-1632, A-1633, A-1634, A-1635, A-1636, A-1637, A-1638, A-1639, A-1640, A-1641, A-1642, A-1643, A-1644, A-1645, A-1646, A-1647, A-1648, A-1649, A-1650, A-1651, A-1652, A-1653, A-1654, A-1655, A-1656, A-1657, A-1658, A-1659, A-1660, A-1661, A-1662, A-1663, A-1664, A-1665, A-1666, A-1667, A-1668, A-1669, A-1670, A-1671, A-1672, A-1673, A-1674, A-1675, A-1676, A-1677, A-1678, A-1679, A-1680, A-1681, A-1682, A-1683, A-1684, A-1685, A-1686, A-1687, A-



KEY

F MILLWORK LENGTH DIMENSIONS ARE COORDINATED WITH THE ALCOVES AND BETWEEN THE PARTITIONS WITHIN WHICH MILLWORK IS INTENDED TO RESIDE. MILLWORK OPENING DIMENSIONS ARE COORDINATED WITH THE BREAK RM EQUIPMENT AND OTHER ACCESSORIES DESIGNED TO RESIDE WITHIN THE MILLWORK. ALWAYS FIELD MEASURE SPACES AND CONFIRM EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION TO ENSURE FIT OF ALL ELEMENTS.

G EXTERIOR AND INTERIOR FERROUS METALS AND EQUIPMENT EXPOSED TO VIEW WITHOUT A FACTORY FINISH SHALL BE PAINTED.

H ALL INTERIOR PARTITIONS ARE TYPE A3A, UNLESS NOTED OTHERWISE.

I REFER TO INTERIOR SHEETS FOR INTERIOR ELEVATIONS AND CASEWORK NOT SHOWN HERE.

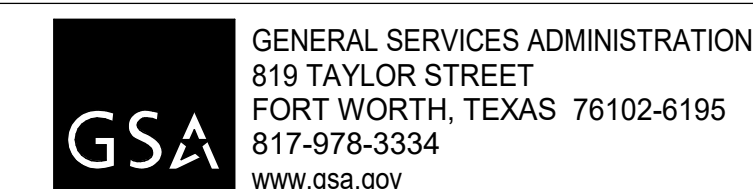
J IN ROOMS WITH FLOOR DRAINS. SLOPE FLOORS TO DRAINS; REF. TO PLUMBING SHEETS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
NAME: TIMOTHY LOTT
RA #: 28160
DATE: 10/14/2022

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION IS THE RESPONSIBILITY OF THE ARCHITECT IT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS NOW AT THE OFFICES OF HALF ASSOCIATES, INC., 1201 N. BOWSER RD., RICHARDSON, TEXAS 75081.

AVO# 33135



PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

FLOOR PLAN - ANNOTATION
AREA A

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:				
CK DW:				
TR:	PHR		HIDALGO	A-111
CK TR:				

NEGRETTE & KOLAR
ARCHITECTS, LLP

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)

PROJECT: Pharr FY16 DAP - Pharr Land Port of Entry
Dock Expansion Phase I & II and Agricultural Lab
Pharr - Reynosa International Bridge - Land Port of Entry

AS1 NUMBER: 04
DATE OF ISSUANCE: 28 March 2025
NH ARCH PROJECT NUMBER: 2024-09

OWNER: City of Pharr
OWNER PROJECT NUMBER: 2024-71-510-C08-406

TO CONTRACTOR: Brownstone Consultants / D. Wilson Construction Co.
CONTRACT FOR: New Construction

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Prior to proceeding with the Work in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

1. Reduce length of Window Type K and Window Type L, located in Operations Management 166 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.

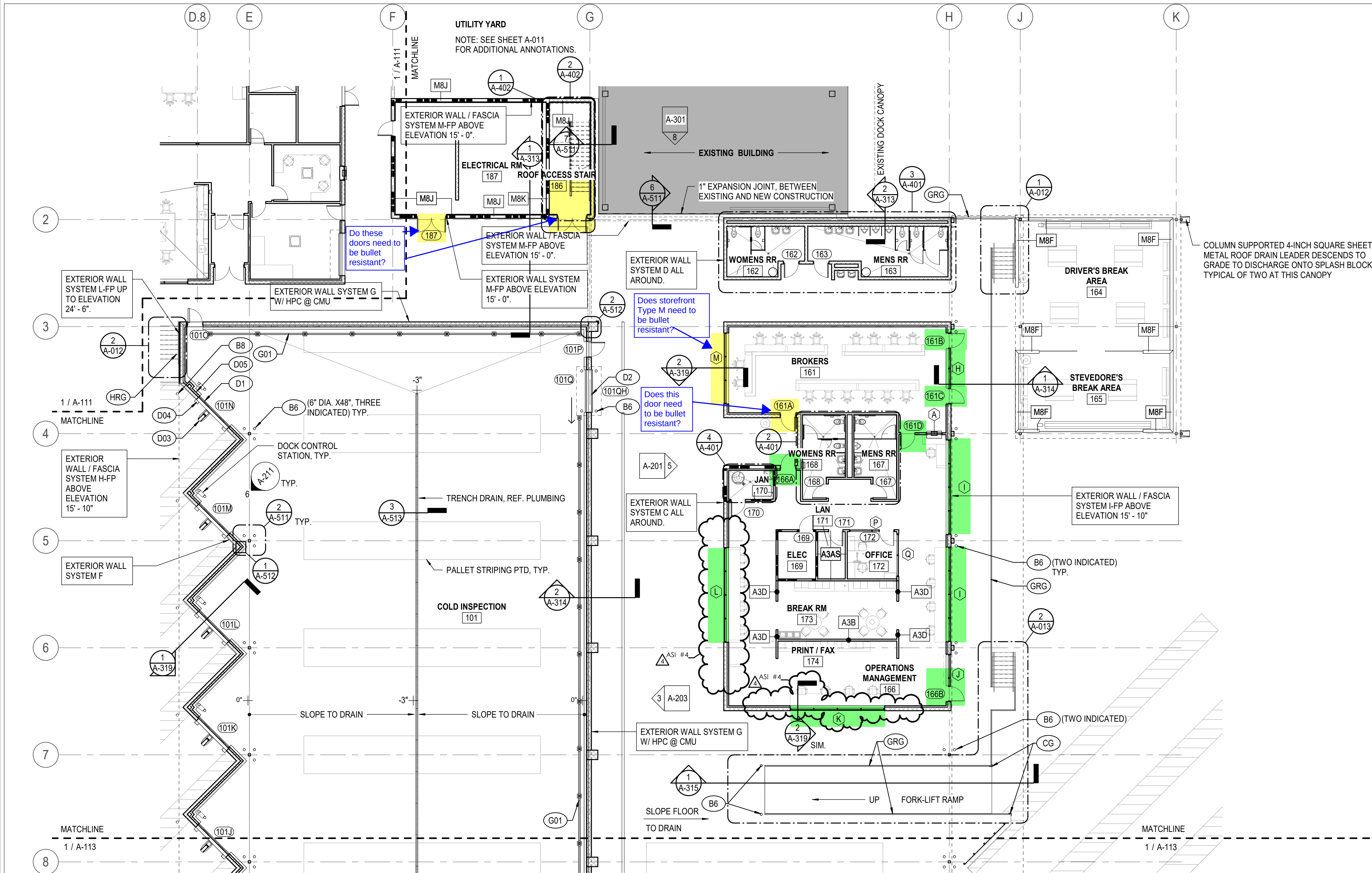
2. Infill with matching adjacent (CMU) wall type with associated interior and exterior finishes, as indicated in attached exhibit drawings A-112, A-116, A-201, & A-611.

3. Strengthen non-existing steel columns of Grid E 16 as indicated in attached exhibit drawing A-114. Some columns (Grid E 16) shown in project Construction Drawing Sheets A-101, A-134, A-301, A-301, A-301, & I-104 (but not included in attached exhibit) are also designated.

ATTACHMENTS: Exhibit A3104, 4 pages.

BY: Andres L. Motta, Jr., Associate AIA
Project Manager

FOR: David Negrette, AIA
Project Architect



FLOOR PLAN KEYNOTES - A112		
KEY	DESCRIPTION	REFERENCE
B6	48-INCH HEIGHT, 6-INCH DIAMETER, GALVANIZED STEEL BOLLARD WITH CROWNED CONCRETE FILL, PAINT SAFETY YELLOW.	1/ A-014
B8	48-INCH HEIGHT, 8-INCH DIAMETER, GALVANIZED STEEL BOLLARD WITH CROWNED CONCRETE FILL, PAINT SAFETY YELLOW.	1/ A-014
CG	6"x6"x42" STEEL CORNER GUARD, PAINT SAFETY YELLOW.	1/A-511
D1	INSULATED OVERHEAD DOOR	A-601
D2	HIGH-PERFORMANCE OVERHEAD DOOR	A-601
D03	TRUCK RESTRAINT ASSEMBLY W/ INDICATOR LIGHTING, TYPICAL AT COLD INSPECTION.	
D04	DOCK SEAL ASSEMBLY, TYPICAL AT COLD INSPECTION	
D05	DOCK LIGHT ASSEMBLY, TYPICAL AT EACH DOCK POSITION	REFER ELECTRICAL
G01	IN-PLANT SAFETY BARRIER	
GRG	GALVANIZED-FINISH GUARDRAIL ASSEMBLY	6 & 7/ A-012
HRG	GALVANIZED-FINISH HANDRAIL ASSEMBLY	6 & 7/ A-012

GENERAL NOTES - FLOOR PLAN

- A REFER TO A-002 - PROJECT GENERAL NOTES FOR DIMENSIONAL CONTROL INFORMATION.
- B REFER TO A-111 - FLOOR PLAN AREA - A, FOR ALL FLOOR PLAN KEYNOTES.
- C REFER TO G-101 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER SPECIFIC LOCATION AND TYPE.
- D PARTITIONS WHICH APPEAR ALIGNED ACROSS OPEN SPACE ARE ALIGNED. ONLY IF DIMENSIONED OFFSETS ARE INDICATED SHOULD PARTITIONS BE PLACED OUT OF ALIGNMENT.
- E THE FINISH FLOOR ELEVATION, AS INDICATED ON ARCHITECTURAL FLOOR PLANS, IS ESTABLISHED TO BE THE CONCRETE FLOOR SUBSTRATE AT EACH BUILDING AREA, REGARDLESS OF WHETHER OR NOT OTHER FLOOR FINISHES ARE SCHEDULED.

GENERAL NOTES - FLOOR PLAN

- F MILLWORK LENGTH DIMENSIONS ARE COORDINATED WITH THE ALCOVES AND BETWEEN THE PARTITIONS WITHIN WHICH MILLWORK IS INTENDED TO RESIDE. MILLWORK OPENING DIMENSIONS ARE COORDINATED WITH THE BREAK RM EQUIPMENT AND OTHER ACCESSORIES DESIGNED TO RESIDE WITHIN THE MILLWORK. ALWAYS FIELD MEASURE SPACES AND CONFIRM EQUIPMENT SIZES PRIOR TO MILLWORK FABRICATION TO ENSURE FIT OF ALL ELEMENTS.
- G EXTERIOR AND INTERIOR FERROUS METALS AND EQUIPMENT EXPOSED TO VIEW WITHOUT A FACTORY FINISH SHALL BE PAINTED.
- H ALL INTERIOR PARTITIONS ARE TYPE A3A, UNLESS NOTED OTHERWISE.
- I REFER TO INTERIOR SHEETS FOR INTERIOR ELEVATIONS AND CASEWORK NOT SHOWN HERE.
- J IN ROOMS WITH FLOOR DRAINS, SLOPE FLOORS TO DRAINS; REF. TO PLUMBING SHEETS.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

NAME: TIMOTHY LOTT

RA #: 28160

DATE: 08/01/22

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 1201 N. BOWSER RD. RICHARDSON, TEXAS 75081.

AVO# 33135

GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

TEXAS DEPARTMENT OF TRANSPORTATION

5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

FLOOR PLAN - ANNOTATION AREA B

SCALE: AS NOTED		SHEET OF	
DN:	CONT	SECT	JOB
CK ON:	921	02	424,425,433
DW:			PHARR INT. BRIDGE
CK DW:	DIST	COUNTY	SHEET NO.
TR:	PHR	HIDALGO	A-112
CK TR:			

NEGRETTE & KOLAR ARCHITECTS, LLP

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS (ASI)

PROJECT: Pharr FY16 DAP - Pharr Land Port of Entry
 Dock Expansion Phase I & II and Agriculture Lab
 Pharr - Reynosa International Bridge - Land Port of Entry
 DATE OF ISSUANCE: 28 March 2022
 ASI NUMBER: 04
 NK ARCH PROJECT NUMBER: 2024-09

OWNER: City of Pharr
 OWNER PROJECT NUMBER: 2324-71-010 C28-404

TO CONTRACTOR: Brownstone Consultants / D. Wilson Construction Co.
 CONTRACT FOR: New Construction

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

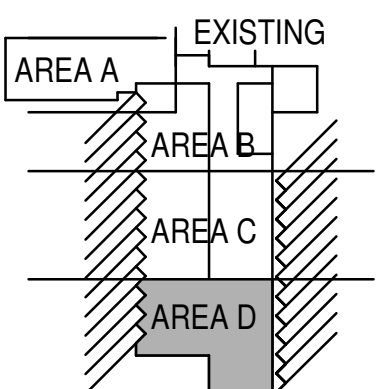
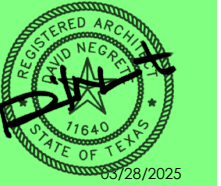
Prior to proceeding with the Work in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:
 1. Reduce length of Window Type K and Window Type L, located in Operations Management 144 and Break Rm 173 respectively, as indicated in attached exhibit drawings A-112, A-114, A-201, & A-411.
 2. Infill with matching adjacent (CMU) wall type with associated lintel and window frames, as indicated in attached exhibit drawings A-112, A-114, A-201, & A-411.
 3. Degraded non-venting steel column at Grid E-14 is indicated in attached exhibit drawing A-114. Some column (Grid E-14) shown in project Construction Drawing Sheets A-101, A-134, A-301, A-301, & I-104 (but not included in attached exhibit) are also degraded.

ATTACHMENTS: Exhibit ASI-04, 6 pages.

BY: Andres L. Motz, Jr., Associate AIA
 Project Manager

FOR: David Negrette, AIA
 Project Architect



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:
 NAME: TIMOTHY LOTT
 RA #: 28160
 DATE: 08/01/22
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN OFFENSE UNDER THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC., 1201 N. BOWSER RD., RICHARDSON, TEXAS 75081.

AVO# 33135



GSA
 GENERAL SERVICES ADMINISTRATION
 819 TAYLOR STREET
 FORT WORTH, TEXAS 76102-6195
 817-978-3334
 www.gsa.gov

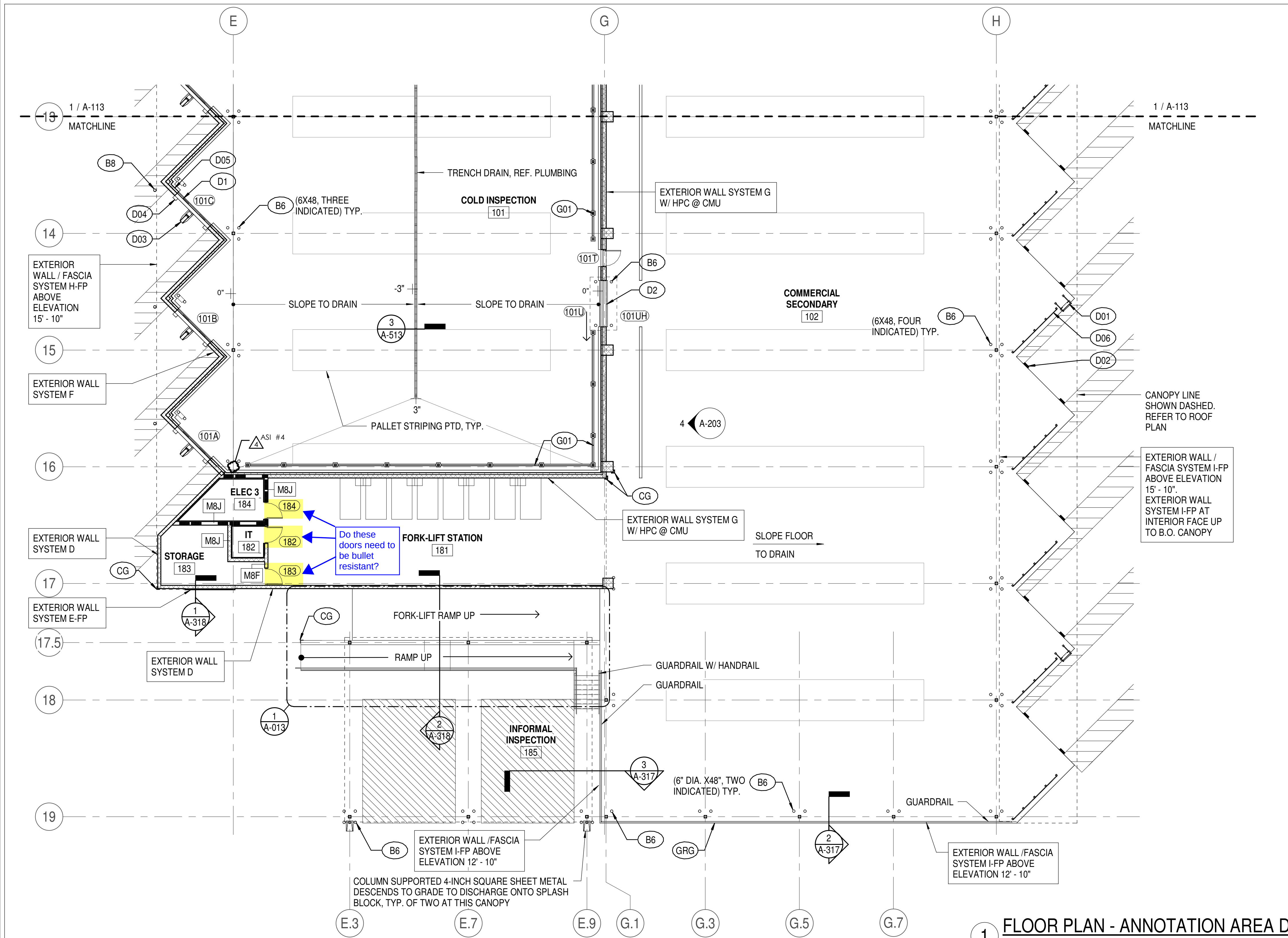


5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
 TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
 AND AG LAB IMPROVEMENTS

FLOOR PLAN - ANNOTATION
 AREA D

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424.425.433	PHARR INT. BRIDGE
DW:				
CK DW:		DIST	COUNTY	SHEET NO.
TR:	PHR		HIDALGO	A-114
CK TR:				



FLOOR PLAN KEYNOTES - A114		
KEY	DESCRIPTION	REFERENCE
B6	48-INCH HEIGHT, 6-INCH DIAMETER, GALVANIZED STEEL BOLLARD WITH CROWNED CONCRETE FILL, PAINT SAFETY YELLOW.	1/ A-014
B8	48-INCH HEIGHT, 8-INCH DIAMETER, GALVANIZED STEEL BOLLARD WITH CROWNED CONCRETE FILL, PAINT SAFETY YELLOW.	1/ A-014
CG	7"x7"x42" STEEL CORNER GUARD, PAINT SAFETY YELLOW.	1/A-511
D1	INSULATED OVERHEAD DOOR	A-601
D01	TRUCK ACCESS LADDER, TYP.	
D02	HIGH-PERFORMANCE OVERHEAD DOOR	A-601
D03	DOCK BUMPER PAIR, TYP.	
D04	TRUCK RESTRAINT ASSEMBLY W/ INDICATOR LIGHTING, TYPICAL AT COLD INSPECTION.	
D05	DOCK SEAL ASSEMBLY, TYPICAL AT COLD INSPECTION	
	DOCK LIGHT ASSEMBLY, TYPICAL AT EACH DOCK POSITION	REFER ELECTRICAL
D06	PTD. STEEL DOCK DIVIDER SCREEN WITH NUMERAL GRAPHICS	
G01	IN-PLANT SAFETY BARRIER	
GRG	GALVANIZED-FINISH GUARDRAIL ASSEMBLY	6 & 7/ A-012

GENERAL NOTES - FLOOR PLAN

- A REFER TO A-002 - PROJECT GENERAL NOTES FOR DIMENSIONAL CONTROL INFORMATION.
- B REFER TO A-111 - FLOOR PLAN AREA - A, FOR ALL FLOOR PLAN KEYNOTES.
- C REFER TO G-101 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER SPECIFIC LOCATION AND TYPE.
- D PARTITIONS WHICH APPEAR ALIGNED ACROSS OPEN SPACE ARE ALIGNED. ONLY IF DIMENSIONED OFFSETS ARE INDICATED SHOULD PARTITIONS BE PLACED OUT OF ALIGNMENT.
- E THE FINISH FLOOR ELEVATION, AS INDICATED ON ARCHITECTURAL FLOOR PLANS, IS ESTABLISHED TO BE THE CONCRETE FLOOR SUBSTRATE AT EACH BUILDING AREA, REGARDLESS OF WHETHER OR NOT OTHER FLOOR FINISHES ARE SCHEDULED.

GENERAL NOTES - FLOOR PLAN

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- J IN ROOMS WITH FLOOR DRAINS, SLOPE FLOORS TO DRAINS; REF. TO PLUMBING SHEETS.



PCO #027

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #027: ASI 11 Guardrails & Handrails @ N Sidewalk

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/26/2025
REFERENCE:	ASI 11	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	0 days	TOTAL AMOUNT:	\$11,317.39

POTENTIAL CHANGE ORDER TITLE: ASI 11 Guardrails & Handrails @ N Sidewalk

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #36 - ASI 11 Guardrails & Handrails

A-012/ASI 11 & RFI 50 - Added Roughly 50LF of 1 ½' Diameter 8-line galvanized guard rails with 1 ½' Diameter Handrail. SSS will layout post locations in the field and brace rails after core drilling is complete. MBA will core drill and install the posts and handrails. Cast in place non-slip nosings, core drilling and grouting by others.

NOTE: This proposal includes railing on one side of the sidewalk as indicated on the drawings.

As an alternate and for safety, we propose adding an additional 52 LF of 1-1/2" diameter 8 line galvanized rails with 1-1/2" diameter handrails on the south side of sidewalks for an additional cost of \$12,103.75. Please advise as soon as possible which way we are to proceed.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	112.05-100.S	Add approximately 50 LF of 1-1/2" Diameter, 8 line galvanized guardrails with 1-1/2" Diameter handrails, SSS at north sidewalk as per RFI 50 response/ ASI 11.	\$8,216.75
2	112.06-105.S	Coring every 4' OC approx 15 ea	\$925.00
3	112.03-100.S	Grout approx 15 ea \$50	\$750.00
4	001.09-900.S	Paint 50 LF of guardrail/handrail	\$780.00
Subtotal:			\$10,671.75
Overhead and Profit (5.00% Includes Cost Type (20)):			\$533.59
Bond (1.00% Applies to All Line Items):			\$112.05
Grand Total:			\$11,317.39

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502


10/15/2025
SIGNATURE DATE


10/15/2025
SIGNATURE DATE

SIGNATURE DATE



605 W. Rancho Blanco Rd, Pharr TX 78577
Ph: 956-992-9725 Fax 956-992-9025
www.strongstructuralsteel.com

Strong Structural Steel, Ltd

Date : 7/2/2025

Page 1 of 1

CO #: 1

Job #: 1894-24

Pharr FY16 DAP Import Dock & AG Lab
Improvements

Job Location: 9901 S. Cage Blvd., Pharr, TX

Change Order Request

To: William Northcutt

D.Wilson Construction Co.
1209 E. Pecan Blvd
McAllen, TX 78501
Phone: 956-686-9573
Fax: 956-686-3270

RFI # 50

Change Requested By:

Sent Via: Our Courier

Description of Change:

Roughly 50' of 1 ½' Diameter 8-line galvanized guard rails with 1 ½' Diameter Handrail, SSS will layout post locations in the field and brace rails after core drilling is complete. Core drilling and grouting is by others.

The change will cause an increase of \$8,216.75 to the contract amount.

A signature below indicates acceptance of all changes shown herein. Any work associated with this change will begin upon receipt of a signed copy of this C.O. in our office.

Accepted By

Strong Structural Steel, Ltd

24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion

RFI 50 Guardrails & Handrails at North Sidewalk

SUBTOTALS

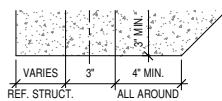
375

375

9,921.75

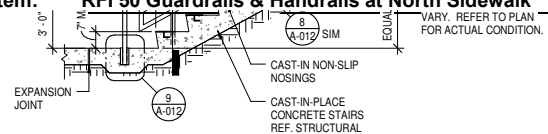
10,671.75

Item: RFI 50 Guardrails & Handrails at North Sidewalk



1

BASE - RAILING
ONLY ONE SIDE

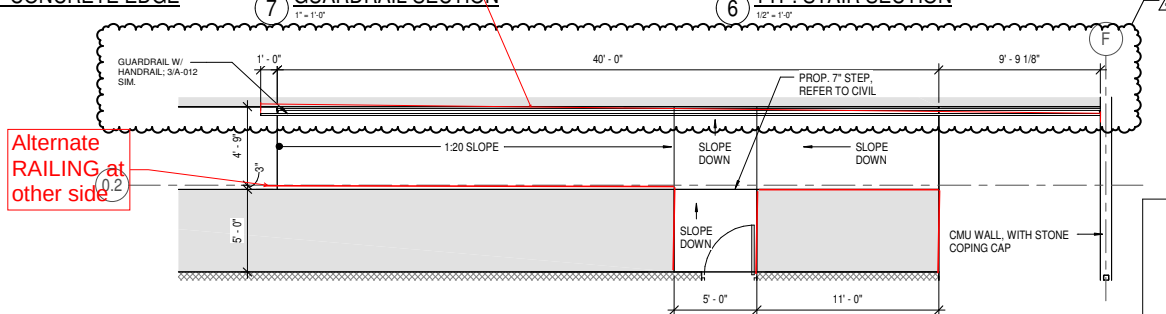


VARY. REFER TO PLAN
FOR ACTUAL CONDITION.

GUARDRAIL AT CONCRETE EDGE
3" = 1'-0"

7 GUARDRAIL SECTION

⑥ TYP. STAIR SECTION



Alternate
RAILING at
other side

5 ENLARGED RAMP PLAN
1/4" = 1'-0"

D. WILSON
CONSTRUCTION CO.

24-235 Pharr FY16 DAP Ag Bldg, Cold Storage & Dock Expansion

RFI 50 Guardrails & Handrails at North Sidewalk

Architectural drawings of a bridge deck and stairs. The main drawing is an "ENLARGED RAMP PLAN" (5) showing a 1/4" = 1'-0" scale view of a bridge deck with a 1:20 slope. It includes a "GUARDRAIL AT CONCRETE EDGE" (3) with a 3" = 1'-0" detail, a "GUARDRAIL SECTION" (7) with a 1" = 1'-0" detail, and a "TYP. STAIR SECTION" (6) with a 1/2" = 1'-0" detail. The ramp plan shows a 40'-0" wide deck, a 5'-0" wide base, and a 11'-0" wide section. A red box highlights "BASE RAILING ONLY ONE SIDE" with a callout to detail 9. Another red box highlights "Alternate RAILING at other side" with a callout to detail 1.2. The stairs detail shows a "TYP. STAIR SECTION" with a "PROP. 7" STEP, REFER TO CIVIL" and a "CMU WALL, WITH STONE COPING CAP". The guardrail detail shows a "GUARDRAIL W/ HANDRAIL, 3/A-012 SIM." and a "3" = 1'-0" scale. The ramp plan also shows a "1:20 SLOPE" and "SLOPE DOWN" indicators.

Item: RFI 50 Guardrails & Handrails at North Sidewalk

11,413.25

1% Bond	119.84
---------	--------

Total	12,103.75
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PCO #027

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #027: ASI 11 Guardrails & Handrails @ N Sidewalk

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	9/26/2025
REFERENCE:	ASI 11	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	0 days	TOTAL AMOUNT:	\$23,421.14

POTENTIAL CHANGE ORDER TITLE: ASI 11 Guardrails & Handrails @ N Sidewalk

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #36 - ASI 11 Guardrails & Handrails

A-012/ASI 11 & RFI 50 - Added Roughly 102' of 1 1/2" Diameter 8-line galvanized guard rails with 1 1/2" Diameter Handrail. SSS will layout post locations in the field and brace rails after core drilling is complete.

Cast in place non-slip nosings, core drilling and grouting by others. NOTE: This proposal adds railing to both sides of the sidewalk, in lieu of one side as the drawings indicate.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	112.05-100.S	Add approximately 102 LF of 1-1/2" Diameter, 8 line galvanized guardrails with 1-1/2" Diameter handrails, SSS at north sidewalk as per RFKI 50 response/ ASI 11.	\$16,875.00
2	112.06-105.S	Coring every 4' OC approx 30 ea	\$1,850.00
3	112.03-100.S	Grout approx 36 ea \$50	\$1,800.00
4	001.09-900.S	Paint 102 LF of guardrail/handrail	\$1,560.00
Subtotal:			\$22,085.00
Overhead and Profit (5.00% Includes Cost Type (20)):			\$1,104.25
Bond (1.00% Applies to All Line Items):			\$231.89
Grand Total:			\$23,421.14

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE

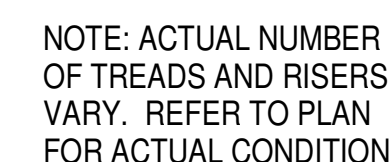
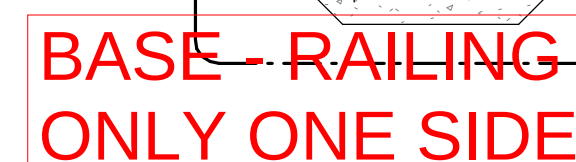
DATE

SIGNATURE

DATE

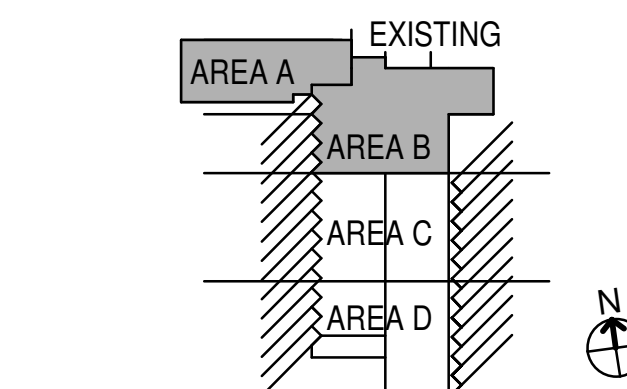
SIGNATURE

DATE



A	ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTER OF STRIPE OR OBJECT, OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
B	FF ELEVATION 0' - 0" = CIVIL 96.50. REFER TO CIVIL GRADING FOR ADDITIONAL PAVEMENT GRADES.

SCALE: AS NOTED	SHEET OF			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDG
DW:				
CK DW:	DIST	COUNTY		SHEET NO.
TR:				
CK TR:	PHR	HIDALGO		A-012

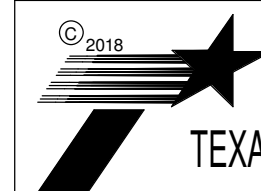


HIDALGO	A-012
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AVO# 33135



GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov



TEXAS DEPARTMENT OF TRANSPORTATION



5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

ENLARGED SITE PLAN & SECTIONS



Commercial Construction
317 E Newcombe Ave Ste 1
Pharr TX, 78577
adrian.a@mbadrywall.com

PROPOSAL

Date: 10/3/2025
Proposal # 358
Office # 956-223-4370

Project: Pharr FY16 DAP- Agricultural Lab
Requested: Pilar Anzaldua Garza
G.C. D- Wilson Construction

DESCRIPTION

ASI # 11 Paint guard rails and handrails as per ASI 11.			\$1,850.48
Material	Paint/ Primer	\$350.00	
Labor	40 hrs/ 21.40 per Hr	\$856.00	
Overhead		\$200.00	
Payroll Tax: (S.S.E /Medical/Federal)		\$154.48	
Equipment/tools/Misc:(Airless Paint Sprayer)		\$250.00	
Profit		\$40.00	
Labor only to install Guard rails and handrails as per ASI 11.			\$1,560.00
Labor	40 hrs/ 20.82 per Hr	\$833.00	
Overhead		\$200.00	
Payroll Tax: (S.S.E /Medical/Federal)		\$63.00	
Equipment/tools/Misc: (Core Drill)		\$300.00	
Profit		\$164.00	

Proposal \$3,410.48

Excluded:

Nonshrink, nonmetallic grout or anchoring cement, 1-1/2" std pipe metal handrail and guardrail.

Bid price valid for 30 days.

All material are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification involving extra cost will be execute only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, Accidents, Or delays beyond our control. Owner to carry fire, Tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.



605 W. Rancho Blanco Rd, Pharr TX 78577
Ph: 956-992-9725 Fax 956-992-9025
www.strongstructuralsteel.com

Strong Structural Steel, Ltd

Date : 7/2/2025

Page 1 of 1

CO #: 1

Job #: 1894-24

Pharr FY16 DAP Import Dock & AG Lab
Improvements

Job Location: 9901 S. Cage Blvd., Pharr, TX

Change Order Request

To: William Northcutt

D.Wilson Construction Co.
1209 E. Pecan Blvd
McAllen, TX 78501
Phone: 956-686-9573
Fax: 956-686-3270

ASI 11/RFI # 50

Change Requested By:

Sent Via: Our Courier

Description of Change:

Roughly 102' of 1 ½' Diameter 8-line galvanized guard rails with 1 ½' Diameter Handrail, SSS will layout post locations in the field and brace rails after core drilling is complete.

Materials: \$3,720
Shop Labor: \$3,594
Freight: \$1,200
Detailing: \$748
Galvanize: \$3,124
Layout & Brace: \$2,288
Total : \$14,674
OH&P : \$2,201
Grand Total : \$16,875

Cast in place non-slip nosings, core drilling and grouting by others.

The change will cause an increase of \$16,875.00 to the contract amount.

A signature below indicates acceptance of all changes shown herein. Any work associated with this change will begin upon receipt of a signed copy of this C.O. in our office.

Accepted By

Strong Structural Steel, Ltd

PROJECT :

24-235 Pharr FY16 DAP Ag Bldg. Cold Storage & Dock Expansion

PCO 27

RFI 50 Guardrails & Handrails at North Sidewalk

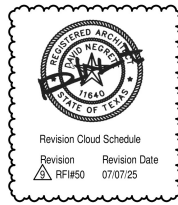
[illegible]

TOTAL

22,085

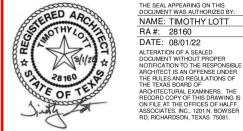
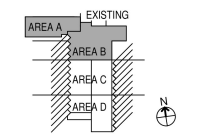
Sheet No. 1

Item: RFI 50 Guardrails & Handrails at North Sidewalk



Revision Cloud Schedule
Revision RFI#50 07/07/25

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/07/25
2	ENLARGED STAIR / RAMP	07/07/25
3	RAMP SECTION	07/07/25
4	ENLARGED STAIR / RAMP	07/07/25
5	ENLARGED RAMP PLAN	07/07/25
6	TYP. STAIR SECTION	07/07/25
7	GUARDRAIL SECTION	07/07/25
8	GUARDRAIL AT CONCRETE EDGE	07/07/25
9	GUARDRAIL AT CONCRETE EMBED	07/07/25



AVOR 33135

Pharr
CITY OF PHARR, TEXAS
GSA
GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

TEXAS DEPARTMENT OF TRANSPORTATION

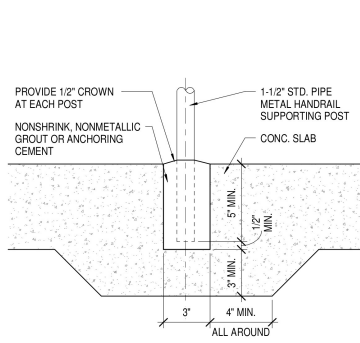
HALFF
5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS
ENLARGED SITE PLAN & SECTIONS

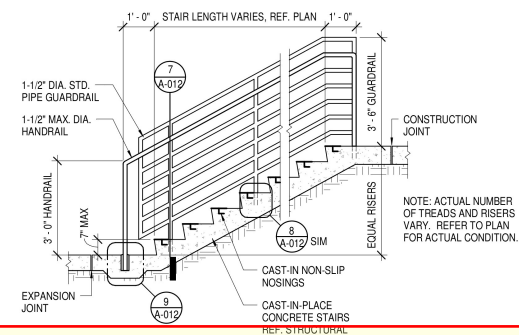
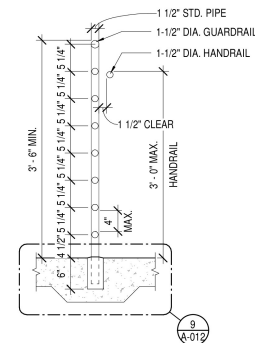
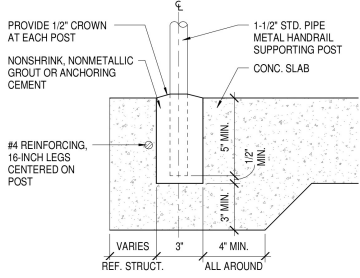
SCALE: AS NOTED	SHEET	OF
DATE: 07/07/25	921	02
DRW: 424.425.433	PHARR INT. BRIDGE	
CHKD: 424.425.433	COUNTY	
TR: PHR	HIDALGO	
CK TEL:		A-012

GENERAL NOTES - ENLARGED SITE PLANS

- A ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTER OF STRIPE OR OBJECT, OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- B FF ELEVATION 0' - 0" = CIVIL 96.50. REFER TO CIVIL GRADING FOR ADDITIONAL PAVEMENT GRADES.



NOTE: AT CONCRETE EDGE LOCATION, REF: 8 / A-012

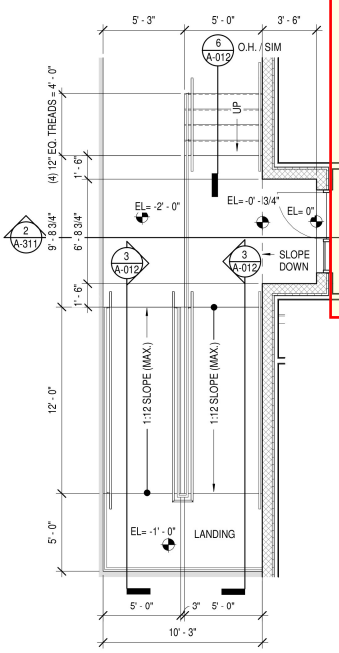


9 GUARDRAIL AT CONCRETE EMBED
3" x 1'-0"

8 GUARDRAIL AT CONCRETE EDGE
3" x 1'-0"

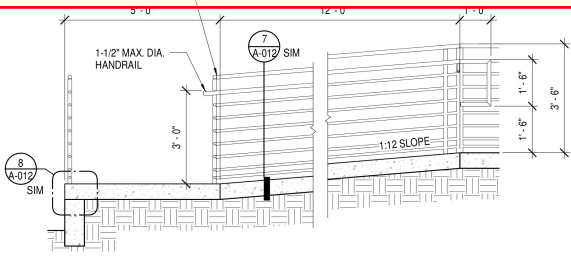
7 GUARDRAIL SECTION
1' x 1'-0"

6 TYP. STAIR SECTION
1'-0" x 1'-0"

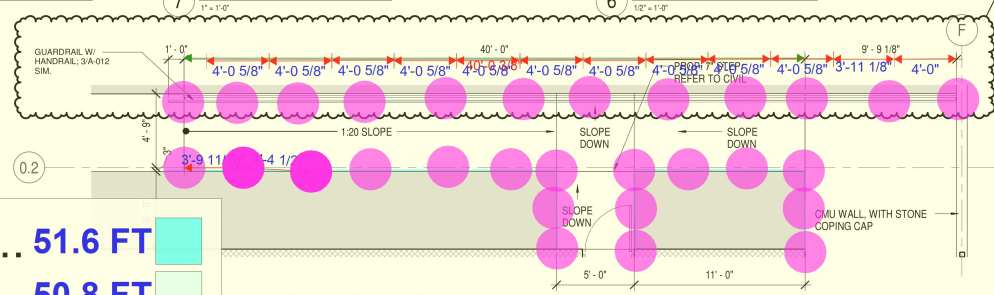


4 ENLARGED STAIR / RAMP
1'-0" x 1'-0"

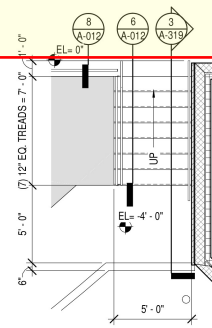
Proposed ... 51.6 FT
Proposed ... 50.8 FT
Coring ev... 35.0 EA



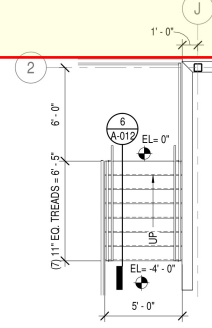
3 RAMP SECTION
1'-0" x 1'-0"



5 ENLARGED RAMP PLAN
1'-0" x 1'-0"



2 ENLARGED STAIR PLAN
1'-0" x 1'-0"



1 ENLARGED STAIR PLAN
1'-0" x 1'-0"



PCO #029

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #029: CE #38 - Power to Existing Sit

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	029 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	10/2/2025
REFERENCE:	Unforseen	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	3 days	TOTAL AMOUNT:	\$4,124.28

POTENTIAL CHANGE ORDER TITLE: CE #38 - Power to Existing Sit

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #38 - Power to Existing Site Lighting

Power to Existing Site Lighting

Provide and install conductors only from existing Panel HL to serve the existing site lighting on the east side of the construction area. The conductors would be installed in existing conduits and would terminate in an existing in grade box. Three existing 20 amp 1 pole breakers would be utilized in the existing panel. To control the light fixtures, a lighting contactor would be installed and the existing time clock would control the on/off function.

If you will recall, as part of the demolition plan, four existing light poles (including conduit and wires) were removed on the north side of the project running east to west. Unbeknownst to us, the wires that were removed also supplied power to the remaining light poles along the east side of the property. CBP has now requested that power be restored to these light poles due to safety concerns.

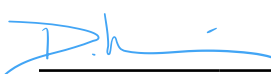
ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.16-100.S	Provide and install conductors only from existing panel HL to serve the existing site lighting on the east side of the construction area. The conductors would be installed in existing conduits and would terminate in an existing in grade box. Three existing 20 amp 1 pole breakers would be utilized in the existing panel. To control the light fixtures, a lighting contactor would be installed and the existing time clock would control the on/off function.	\$3,889.00
Subtotal:			\$3,889.00
Overhead and Profit (5.00% Includes Cost Type (20)):			\$194.45
Bond (1.00% Applies to All Line Items):			\$40.83
Grand Total:			\$4,124.28

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502


10-09-2025
SIGNATURE DATE


10/9/2025
SIGNATURE DATE

SIGNATURE DATE



D & F Industries, Inc
P.O Box 1680 3106 N. Sugar Road
Pharr Texas 78577
(PH) 956-781-2496

ADDITIONAL WORK QUOTE

Project Name: 24-235 Pharr FY16 DAP Agricultural Lab & Dock
Expansion (Elec)
Submitted By: Leonel Vela
Issued To: D. Wilson Construction

Reference #:
Date: 30 September 2025
Required By: 21 October 2025

Details of Work

Provide and install conductors only from existing panel HL to serve the existing site lighting on the east side of the construction area. The conductors would be installed in existing conduits and would terminate in an existing in grade box. Three existing 20 amp 1 pole breakers would be utilized in the existing panel. To control the light fixtures, a lighting contactor would be installed and the existing time clock would control the on/off function.

Exclusions

The value of this quotation is based on labour, material, Trade contractor or Subcontractor work as listed herein only. The quotation is based on regular working hours unless noted otherwise. This quotation does not include for delay, disruptions, re-scheduling, acceleration and/or impact cost nor for the cumulative effect of changes.

Schedule Impacts: Y **No. of Days of Impact:** 5 **Schedule Impact Cost:** \$3889.00
Quote Validity: 15 Day(s)

Cost Breakdown

Subtotal		\$0.00
Contractor Allowance - Own Forces	%	\$0.00
Contractor Allowance - Subcontractors	%	\$0.00
Schedule Impact Cost		\$3,889.00
Total		\$3,889.00

Pharr FY16 DAP - Agricultural Lab, Dock Expan I & II

Labor Rate	\$	50.48
Overhead		10%
Markup		5%

COR 1291-1-0006

Service to Existing Poles

Act No.	Take Off Items	Material	Labor Hrs	Labor Cost	Total Cost
	Material and Labor	\$ 1,667	25	\$ 1,262	\$ 2,929
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
	Miscellaneous Material	\$ 133	2	\$ 101	\$ 234
	Fuel	\$ 50		\$ -	\$ 50
		\$ 1,850	27	\$ 1,363	\$ 3,213

	Costs	Overhead	Markup	Totals
Material Total	\$ 1,850	\$ 185	\$ 102	\$ 2,137
Labor Total	\$ 1,363	\$ 136	\$ 75	\$ 1,574
Superintendent	\$ 82	\$ 8	\$ 5	\$ 95
Project Management	\$ 55	\$ 6	\$ 3	\$ 64
				\$ 3,870
			Warranty	\$ 19
				\$ 3,889
			Bond	\$ -
			Grand Total	\$ 3,889

Total Labor Hours	27
Total Mandays	3
Average Crew Size	3
Estimated Crew Days	1.1

Pharr Bridge

[illegible]

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #030 Rev: CE #40 - ASI 13 Sanitary Sewer

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	030 Rev / 2	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	10/6/2025
REFERENCE:	ASI 13	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$5,789.38

POTENTIAL CHANGE ORDER TITLE: CE #40 - ASI 13 Sanitary Sewer

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #40 - ASI 13 Sanitary Sewer Mods

ASI 13 - Added Sheet C-401A. This sheet has been created in response to RFI #84 – 48" Concrete Manhole.

· This sheet is supplemental to Plan sheet C-401A - new sheet C-401A

· This sheet includes plan, profile, and utility details required to connect the proposed 8-inch sewer line to the existing 8-inch facility sewer line, eliminating the need for the previously proposed sanitary sewer concrete manhole.

The Scope: 2 Way cleanout and Installation of waste water crossing including the deflection of the water line

- We will saw-cut and replace 26 LF of 8" water line utilizing four (4) ea 22.5 degree bends as per C-401A.
- 2 Way cleanout and Installation of waste water crossing, including the deflection of the water line.
- Unfortunately, the manhole had already been ordered prior to this change and cannot be returned. Because of this, it will need to be included as a surplus material item, even though it was not listed directly in the change order. Includes credit for labor and equipment for not installing the manhole
- Note: Saw Cut and Restore to be billed as an overrun.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	Water line deflection including four (4) ea 22.5 degree bends	\$10,064.68
2	001.02-100.S	Provide and install two way cleanout, including class b concrete for thrust block	\$8,173.94
3	001.02-100.S	Labor & equipment credit for not installing the manhole	\$(12,779.52)
Subtotal:			\$5,459.10
Overhead and Profit (5.00% Includes Cost Type (20)):			\$272.96
Bond (1.00% Applies to All Line Items):			\$57.32
Grand Total:			\$5,789.38

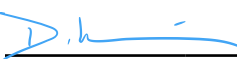


PCO #030 Rev

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

 11/03/2025
SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S. Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #030 Rev: CE #40 - ASI 13 Sanitary Sewer

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	030 Rev / 1	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	10/6/2025
REFERENCE:	ASI 13	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$14,156.09

POTENTIAL CHANGE ORDER TITLE: CE #40 - ASI 13 Sanitary Sewer

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #40 - ASI 13 Sanitary Sewer Mods

ASI 13 - Added Sheet C-401A. This sheet has been created in response to RFI #84 – 48" Concrete Manhole.

· This sheet is supplemental to Plan sheet C-401A - new sheet C-401A

· This sheet includes plan, profile, and utility details required to connect the proposed 8-inch sewer line to the existing 8-inch facility sewer line, eliminating the need for the previously proposed sanitary sewer concrete manhole.

The Scope: 2 Way cleanout and Installation of waste water crossing including the deflection of the water line

- We will saw-cut and replace 26 LF of 8" water line utilizing four (4) ea 22.5 degree bends as per C-401A.
- 2 Way cleanout and Installation of waste water crossing, including the deflection of the water line.
- Unfortunately, the manhole had already been ordered prior to this change and cannot be returned. Because of this, it will need to be included as a surplus material item, even though it was not listed directly in the change order. Includes credit for labor and equipment for not installing the manhole
- Note: Saw Cut and Restore to be billed as an overrun.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	Water line deflection including four (4) ea 22.5 degree bends	\$10,064.68
2	001.02-100.S	Provide and install two way cleanout, including class b concrete for thrust block	\$8,173.94
3	001.02-100.S	Line Item 400-6007 Saw cut and restore 26 LF of concrete paving	\$0.00
4	001.02-100.S	Labor & equipment credit for not installing the manhole	\$(4,890.12)
Subtotal:			\$13,348.50
Overhead and Profit (5.00% Includes Cost Type (20)):			\$667.43
Bond (1.00% Applies to All Line Items):			\$140.16
Grand Total:			\$14,156.09



Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #030: CE #40 - ASI 13 Sanitary Sewer

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	030 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldúa-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	10/6/2025
REFERENCE:	ASI 13	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$19,342.06

POTENTIAL CHANGE ORDER TITLE: CE #40 - ASI 13 Sanitary Sewer

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #40 - ASI 13 Sanitary Sewer Mods

ASI 13 - Added Sheet C-401A. This sheet has been created in response to RFI #84 - 48" Concrete Manhole.

· This sheet is supplemental to Plan sheet C-401A - new sheet C-401A

· This sheet includes plan, profile, and utility details required to connect the proposed 8-inch sewer line to the existing 8-inch facility sewer line, eliminating the need for the previously proposed sanitary sewer concrete manhole.

The Scope: 2 Way cleanout and Installation of waste water crossing including the deflection of the water line

- We will saw-cut and replace 26 LF of 8" water line utilizing four (4) ea 22.5 degree bends as per C-401A.
- 2 Way cleanout and Installation of waste water crossing, including the deflection of the water line.
- Unfortunately, the manhole had already been ordered prior to this change and cannot be returned. Because of this, it will need to be included as a surplus material item, even though it was not listed directly in the change order.
- Note: Saw Cut and Restore to be billed as an overrun.

This PCO is for the items listed below and above and specifically excludes any items not listed here.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	Water line deflection including four (4) ea 22.5 degree bends	\$10,064.68
2	001.02-100.S	Provide and install two way cleanout, including class b concrete for thrust block	\$8,173.94
3	001.02-100.S	Line Item 400-6007 Saw cut and restore 26 LF of concrete paving	\$0.00
Subtotal:			\$18,238.62
Overhead and Profit (5.00% Includes Cost Type (20)):			\$911.93
Bond (1.00% Applies to All Line Items):			\$191.51
Grand Total:			\$19,342.06

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502

SIGNATURE DATE
D. Wilson Construction

SIGNATURE DATE
Page 1 of 2

SIGNATURE DATE
Printed On: 10/6/2025 05:31 PM

Pilar Anzaldua-Garza

From: Giovanni Mares <gmares@ioccompany.com>
Sent: Monday, September 15, 2025 3:01 PM
To: Claudio Velasco; Pilar Anzaldua-Garza; Roberto Villela; Dennis Covert; Emiliano Larios; Scarlett Olivares Chapa
Cc: 24-235 Pharr DAP; Arturo Perez; Jose Pequeno; Isaac Moreno; Omar Salinas; Vanessa J. Garza; Donald Williams; Adan Garcia Rodriguez; Denisse Serna
Subject: Re: 24-235 Pharr FY16 DAP - ASI 012
Categories: Sent to ProCore

Caution:

This email originated from outside of D. Wilson Construction. Do not click links or open attachments unless you recognize the sender's email address (and not just the name) and know the content is safe.

Dear Claudio,

I wanted to follow up regarding Change Order #13. The change order itself is complete; however, I do need to make a note regarding the manhole.

The manhole had already been ordered prior to this change and cannot be returned. Because of this, it will need to be included as a surplus material item, even though it was not listed directly in the change order.

I just wanted to make sure this is clearly documented for the record and considered accordingly. Please let me know if you have any questions or need additional clarification.

From: Giovanni Mares <gmares@ioccompany.com>
Sent: Monday, September 15, 2025 2:53 PM
To: Claudio Velasco <claudiov@dwilsonconstruction.com>; Pilar Anzaldua-Garza <pilara@dwilsonconstruction.com>; Roberto Villela <robertov@dwilsonconstruction.com>; Dennis Covert <dcovert@ioccompany.com>; Emiliano Larios <Emilianol@dwilsonconstruction.com>; Scarlett Olivares Chapa <sochapa@ioccompany.com>
Cc: 24-235 Pharr DAP <com-inbound-city-of-pharr-dock-expansion-e6zn4xwajz@procoretech.com>; Arturo Perez <arturop@dwilsonconstruction.com>; Jose Pequeno <josep@dwilsonconstruction.com>; Isaac Moreno <isaacm@dwilsonconstruction.com>; Omar Salinas <omars@dwilsonconstruction.com>; Vanessa J. Garza <vanessag@dwilsonconstruction.com>; Donald Williams <dwilliams@ioccompany.com>; Adan Garcia Rodriguez <agarcia@ioccompany.com>; Denisse Serna <denisses@dwilsonconstruction.com>
Subject: Re: 24-235 Pharr FY16 DAP - ASI 012

Dear Claudio,

I apologize for the delay in processing ASI #12. I located the change order and will be sending it out this afternoon for your review.

The only item not fully addressed is the basin. Since it was a custom order, it cannot be used or returned and will have to be included as a surplus material charge in the change order.



9312 E. Curve Road, Edinburg, Texas 78542
956.380.2897 Office / 956.380.4085 Fax

Date: September 10, 2025

Attention: Claudio Velasco
Project Manager

RE: Change Order # 13 (2 Way Cleanout/ Wastewater Crossing).
Project Name: Pharr FY16 DAP- Agricultural Lab, Dock Expansion I&II
CSJ: 0921-02-424/425/43

County: Hidalgo County

Mr. Velasco,

As requested, please find attached the signed copies of Change Order #13 (2 Way Cleanout/Wastewater Crossing).

Due to the uncertain impact of these changes on the overall project, IOC Company LLC reserves the right to request additional time and compensation as needed, once the full effects can be evaluated.

Should you have any questions or require additional information, please contact us at (956) 279-0234.

Respectfully,
Giovanni Mares
Project Manager



Company L.L.C.

9312 E. Curve Rd. * Edinburg * Texas 78542 * (956) 380-2897 * Fax (956) 380-4085

TRANSMITTAL

Date : 9.10.2025

To: D.Wilson Construction Co. Reference: Pharr FY16 DAP- Agricultural Lab,
Dock Expansion I&II
0921-02-424/425/433
HIDALGO COUNTY

Attn: D.Wilson Construction Co. IOC Job No.: 24-1018

Prints
Sepia
For Review and Comment
Copy of letter
Other

For Approval
For Your File
As Requested
Please Sign and Return

X

Transmitted herewith are the following:

<u>Items</u>	<u>Description</u>
New	PCO #14- 2 Way Cleanout/Wastewater Crossing

Comments: Attached is IOC's pricing proposal to 2 Way Cleanout and installation of Waste water Crossing

Copy To:

Signed, Received By:

By: Giovanni Mares, Project Manager

Date & Time Received:



CSJ: 0921-02-424,425,433
Owner: The City of Pharr
Prime Contractor: DWilson Construction
Engineer: Halff
IOC Project No: 24-1018

PCO: 013 -Credit for MANHOLE (SAN SEWER)(4' DIA)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	
7017-6051	Manhole Sanitary Sewer (4' Dia)	1.00	EA	\$ 17,500.00	\$17,500.00	19,051.00
7017-6051	MOH - Fiberglass Manhole & Opening	1.00	EA	\$ (6,271.48)	\$(6,271.48)	-6,271.48
TOTAL AMOUNT THIS CHANGE					\$11,228.52	-12,779.52



CSJ: 0921-02-424,425,433
Owner: The City of Pharr
Prime Contractor: DWilson Construction
Engineer: Halff
IOC Project No: 24-1018

PCO: 013 -Credit for MANHOLE (SAN SEWER)(4' DIA)

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
7017-6051	EQUIPMENT	1.00		\$ 2,309.94	\$2,309.94
7017-6052	LABOR	1.00		\$ 2,580.18	\$2,580.18
TOTAL AMOUNT THIS CHANGE					\$4,890.12



Project:

Owner:

Prime Contractor:

Engineer:

IOC Project No:

Description:

Quantity:

DOCK EXPANSION

CITY OF PHARR

DWILSON CONSTRUCTION

HALFF

24-1018

2 WAY CLEAOUT

1.00 EA

DESCRIPTION	QTY	UOM	< MANUAL INPUT UNIT/CREW COST >					<----- TOTAL COST ----->					
			LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LINE TOTAL
LABOR													
Foreman	10.00	HR	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00
Labor	40.00	HR	\$ -	\$ 18.00	\$ -	\$ -	\$ -	\$ -	\$ 720.00	\$ -	\$ -	\$ -	\$ 720.00
Operator	20.00	HR	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ -	\$ -	\$ 600.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT													
325 TON EXCAVATOR	10.00	HR	\$ -	\$ -	\$ -	\$ 114.63	\$ -	\$ -	\$ -	\$ -	\$ 1,146.30	\$ -	\$ 1,146.30
FRONT LOADER 938	10.00	HR	\$ -	\$ -	\$ -	\$ 88.50	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ -	\$ 885.00
1/2 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 24.03	\$ -	\$ -	\$ -	\$ -	\$ 240.30	\$ -	\$ 240.30
1 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 30.66	\$ -	\$ -	\$ -	\$ -	\$ 306.60	\$ -	\$ 306.60
48" VIBRATORY COMPACTOR	10.00	HR	\$ -	\$ -	\$ -	\$ 58.25	\$ -	\$ -	\$ -	\$ -	\$ 582.50	\$ -	\$ 582.50
MATERIAL													
2 WAY CLEANOUT	1.00	EA	\$ -	\$ -	\$ 683.76	\$ -	\$ -	\$ -	\$ -	\$ 683.76	\$ -	\$ -	\$ 683.76
CL B CONCRETE	1.00	CY	\$ -	\$ -	\$ 190.00	\$ -	\$ -	\$ -	\$ -	\$ 190.00	\$ -	\$ -	\$ 190.00
SUBCONTRACTOR													
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOBILIZATION													
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							SUBTOTAL	\$ 550.00	\$ 1,320.00	\$ 873.76	\$ 3,160.70	\$ -	\$ 5,904.46
			OVERTIME FACTOR:	0.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			LABOR BURDEN(SALARY):	55.00%	OF	\$ 550.00	OF LBR	\$ 302.50	\$ -	\$ -	\$ -	\$ -	\$ 302.50
			LABOR BURDEN(HOURLY):	55.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ 726.00	\$ -	\$ -	\$ -	\$ 726.00
			TAX:	0.00%	OF	\$ 873.76	OF MTL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							DIRECT COSTS:	\$ 852.50	\$ 2,046.00	\$ 873.76	\$ 3,160.70	\$ -	\$ 6,932.96
			Compensation				LABOR @	25.00%	\$ 137.50	\$ 330.00	\$ -	\$ -	\$ 467.50
							MATERIAL @	25.00%	\$ -	\$ -	\$ 218.44	\$ -	\$ 218.44
							EQUIPMENT @	15.00%	\$ -	\$ -	\$ -	\$ 474.11	\$ 474.11
							SUBCONTRACTS @	5.00%	\$ -	\$ -	\$ -	\$ -	\$ -
							COMPENSATION	\$ 990.00	\$ 2,376.00	\$ 1,092.20	\$ 3,634.81	\$ -	\$ 8,093.01
							BOND @	1.00%	\$ 9.90	\$ 23.76	\$ 10.92	\$ 36.35	\$ 80.93
							TOTAL COST:	\$ 999.90	\$ 2,399.76	\$ 1,103.12	\$ 3,671.15	\$ -	\$ 8,173.94

\$ 8,173.94



Project: DOCK EXPANSION

Owner: CITY OF PHARR

Prime Contractor: DWILSON CONSTRUCTION

Engineer: HALFF

IOC Project No: 24-1018

Description: WASTEWATER CROSSING

Quantity: 1.00 EA

DESCRIPTION	QTY	UOM	< MANUAL INPUT UNIT/CREW COST >					<----- TOTAL COST ----->					
			LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LINE TOTAL
LABOR													
Foreman	10.00	HR	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00
Labor	40.00	HR	\$ -	\$ 18.00	\$ -	\$ -	\$ -	\$ -	\$ 720.00	\$ -	\$ -	\$ -	\$ 720.00
Operator	20.00	HR	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ -	\$ -	\$ 600.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT													
325 TON EXCAVATOR	10.00	HR	\$ -	\$ -	\$ -	\$ 114.63	\$ -	\$ -	\$ -	\$ -	\$ 1,146.30	\$ -	\$ 1,146.30
FRONT LOADER 938	10.00	HR	\$ -	\$ -	\$ -	\$ 88.50	\$ -	\$ -	\$ -	\$ -	\$ 885.00	\$ -	\$ 885.00
1/2 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 24.03	\$ -	\$ -	\$ -	\$ -	\$ 240.30	\$ -	\$ 240.30
1 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 30.66	\$ -	\$ -	\$ -	\$ -	\$ 306.60	\$ -	\$ 306.60
48" VIBRATORY COMPACTOR	10.00	HR	\$ -	\$ -	\$ -	\$ 58.25	\$ -	\$ -	\$ -	\$ -	\$ 582.50	\$ -	\$ 582.50
MATERIAL													
22.5 BENDS	4.00	EA	\$ -	\$ -	\$ 488.95	\$ -	\$ -	\$ -	\$ -	\$ 1,955.80	\$ -	\$ -	\$ 1,955.80
8" WATER LINE	22.00	LF	\$ -	\$ -	\$ 18.89	\$ -	\$ -	\$ -	\$ -	\$ 415.58	\$ -	\$ -	\$ 415.58
SUBCONTRACTOR													
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOBILIZATION													
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							SUBTOTAL	\$ 550.00	\$ 1,320.00	\$ 2,371.38	\$ 3,160.70	\$ -	\$ 7,402.08
			OVERTIME FACTOR:	0.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			LABOR BURDEN(SALARY):	55.00%	OF	\$ 550.00	OF LBR	\$ 302.50	\$ -	\$ -	\$ -	\$ -	\$ 302.50
			LABOR BURDEN(HOURLY):	55.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ 726.00	\$ -	\$ -	\$ -	\$ 726.00
			TAX:	0.00%	OF	\$ 2,371.38	OF MTL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							DIRECT COSTS:	\$ 852.50	\$ 2,046.00	\$ 2,371.38	\$ 3,160.70	\$ -	\$ 8,430.58
			Compensation				LABOR @	25.00%	\$ 137.50	\$ 330.00	\$ -	\$ -	\$ 467.50
							MATERIAL @	25.00%	\$ -	\$ -	\$ 592.85	\$ -	\$ 592.85
							EQUIPMENT @	15.00%	\$ -	\$ -	\$ -	\$ 474.11	\$ 474.11
							SUBCONTRACTS @	5.00%	\$ -	\$ -	\$ -	\$ -	\$ -
							COMPENSATION		\$ 990.00	\$ 2,376.00	\$ 2,964.23	\$ 3,634.81	\$ 9,965.03
							BOND @	1.00%	\$ 9.90	\$ 23.76	\$ 29.64	\$ 36.35	\$ 99.65
							TOTAL COST:	\$ 999.90	\$ 2,399.76	\$ 2,993.87	\$ 3,671.15	\$ -	\$ 10,064.68



August 27, 2025
57325.002

ASI 013

Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TxDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-401A: UTILITY PLAN

- This sheet has been created in response to RFI #84 – 48" Concrete Manhole.
- This sheet is supplemental to Plan sheet C-401.
- This sheet includes plan, profile, and utility details required to connect the proposed 8-inch sewer line to the existing 8-inch facility sewer line, eliminating the need for the previously proposed sanitary sewer concrete manhole.

ARCHITECTURAL

A-111: FLOOR PLAN – ANNOTATION AREA A

- This sheet has been updated to include an additional wall-mounted Knox Box outside the Fire Riser Room.

**DOES NOT APPLY TO THIS
CHANGE PROPOSAL**

PLUMBING

P-101: PLUMBING SITE PLAN

- This sheet is associated with RFI #78 – Acid Neutralization Tank.
- This sheet has been updated to remove Key Note #7.

P-102: PLUMBING UNDER FLOOR PLAN – AREA A

- This sheet is associated with RFI #78 – Acid Neutralization Tank.
- This sheet has been updated to revise Key Notes 15 – 18.
- This sheet has been updated to remove Key Note 19.
- The sheet has been updated to remove all references to the Acid Neutralization Tank from the plan view.

P-106: PLUMBING PLAN – AREA A

- This sheet is associated with RFI #78 – Acid Neutralization Tank.
- This sheet has been updated to remove reference to the Acid Neutralization Tank from the Key Notes.
- This sheet has been updated to remove all references to the Acid Neutralization Tank from the plan view and implement the necessary changes to accommodate said update.

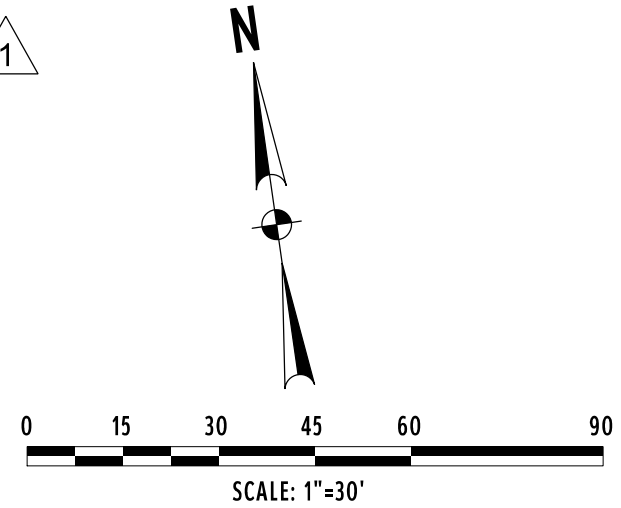
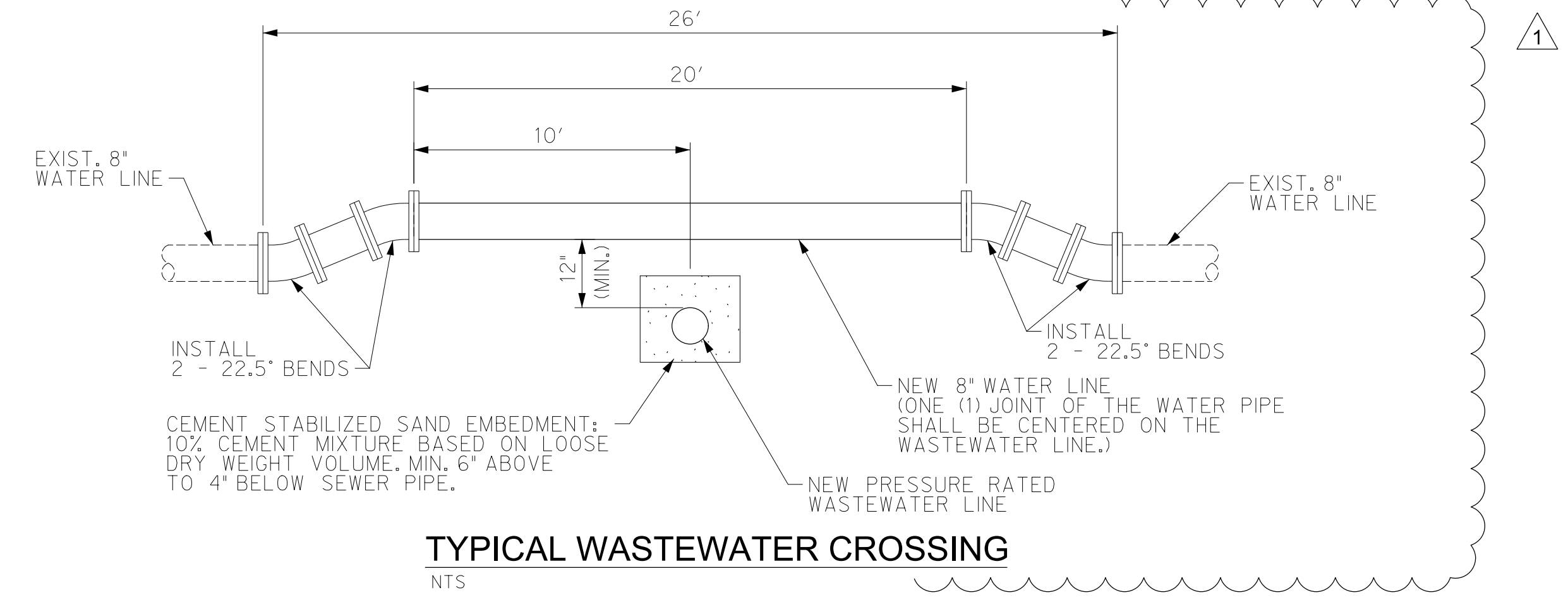
P-901: PLUMBING RISER DIAGRAMS

- This sheet is associated with RFI #78 – Acid Neutralization Tank.
- This sheet has been updated to remove the Acid Neutralization Tank from the diagram.

TELECOMMUNICATIONS

TN-502: TELECOMMUNICATIONS DETAILS

- Revised Local Area Network Block Diagram to include fiber optic cable DEMARC Extension from CBP LAN Existing Cargo Building to USDA LAN Existing Administration Building.
- Revised Network Fiber Optics Schedule F700 Qty.



1

CAST IRON CLEANOUT BOOT TO BE WESTERN IRON WORKS "60 FLUSH Y" OR APPROVED EQUAL

SEE TYPICAL PAVEMENT SECTION

TOP OF PAVEMENT

CLEAN OUT PLUG

4'

RISER SAME SIZE AS SANITARY SEWER

45° BEND (SEWER PIPE MATERIAL)

Y° BEND (SEWER PIPE MATERIAL)

CONCRETE CRADLE TO MATCH TRENCH WIDTH

TWO WAY CLEANOUT DETAIL

NTS

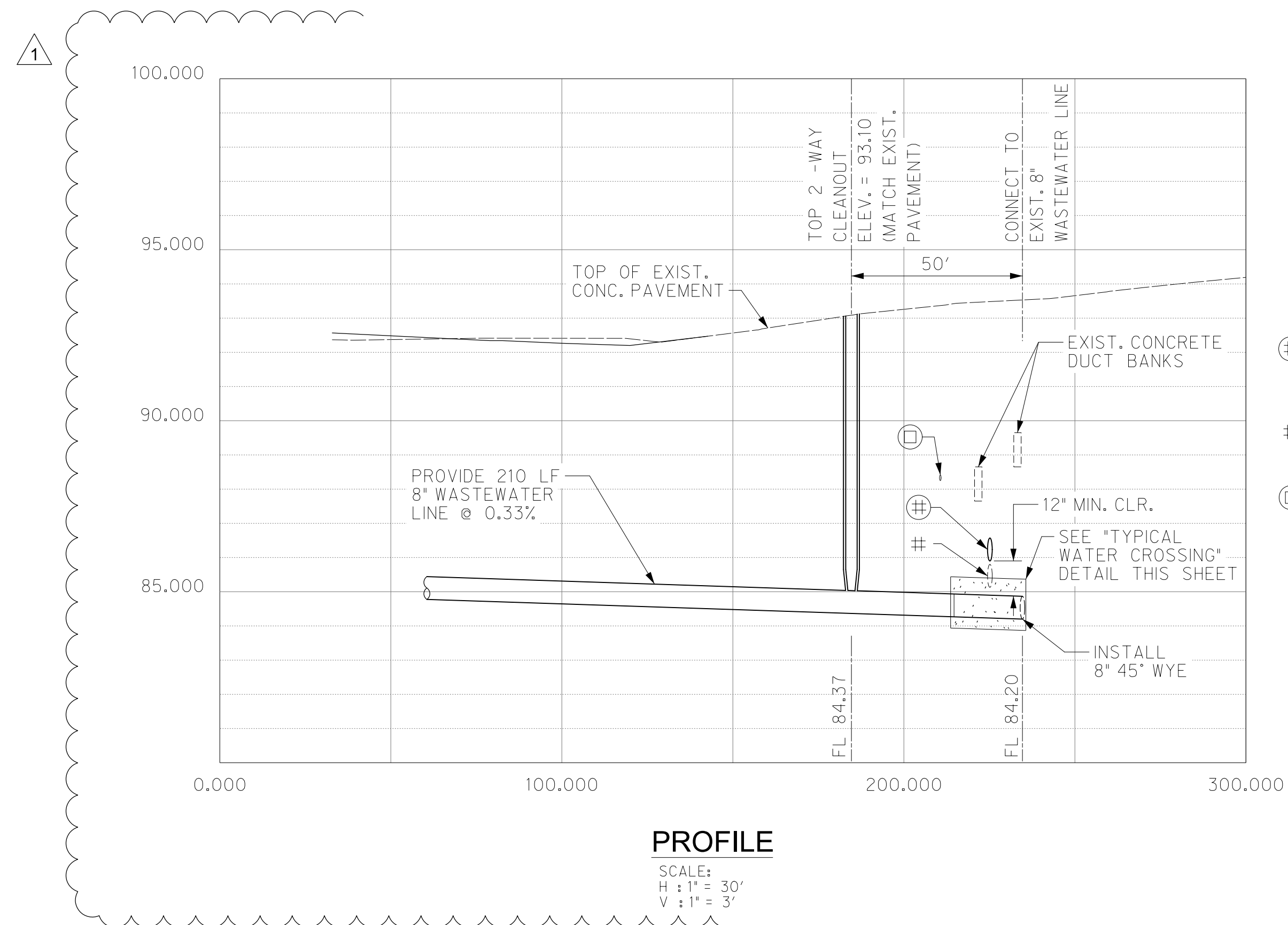
TELECOMMUNICATIONS

TN-502- TELECOMMUNICATIONS DETAILS

- Revised Local Area Network Block Diagram to include fiber optic cable DEMARC Extension from CBP LAN Existing Cargo Building to USDA LAN Existing Administration Building.
- Revised Network Fiber Optics Schedule (TPO) Day.

This sheet is associated with RF1 #78 – Acid Neutralization Tank.

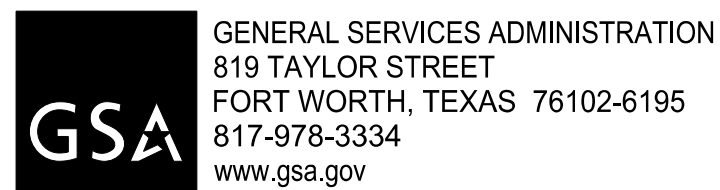
This sheet has been updated to remove the Acid Neutralization Tank from the diagram.



STATE OF TEXAS
BENJAMIN A. LUNA
144803
LICENSED
PROFESSIONAL ENGINEER

8/27/2025

Benjamin A. Luna



SCALE: AS NOTED	SHEET 1 OF 1			
DN:	CONT	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW: IE				
CK DW: RD				
TR:	DIST	COUNTY		SHEET NO.
CK TR:	PHR	HIDALGO		C-401A

FROM SHEET C-401



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

Email - 48" Concrete Manhole #84: 48" Concrete Manhole

Subject: 24-235 Pharr FY16 DAP - RFI #84: 48" Concrete Manhole **Sent:** Aug 29, 2025 02:32 PM CDT

From Emiliano Larios (D Wilson Construction Company)

To AJ Saldana, Adrian Aguilar, Alex Saldana, Alma Bazarte, Arturo Perez, Augie Arreola, Austin Arreola, Bookkeeping Soil Tech, Brandon Sligar, Brenda Herrera, Brian Aguilar, Buster Smith, Carlos Coronado, Chad Wright, Charles Wernette, Christian Quiroz, Christina Gonzalez, Claudette Minor, Claudio Velasco, Clemente Cruz, Cliff Carnahan, David Navarro, Debbie Graham, Deborah Ochoa, Denisse Serna, Dennis Covert, Dickie Friedrichs, Dustin Kitchen, Edgar Perez, Eduardo Gonzalez, Eleazar Salinas, Elishia Thornton, Elizabeth Garcia, Eloy Salazar, Emiliano Larios, Erasmo Escamilla, Estanislado Mireles, Frank Anzaldua, Gene Espinoza, Gene Espinoza, Gerardo Negrete, Giovanni Mares, Hector Marquez, Hector Noyola, Hector Rodriguez, Isaac Moreno, Jacob M, Janete Castillo, Javier Rodriguez, Jerry Ring, Joanna Colunga, Joe Pequeno, John Campbell, Jose Manuel Saenz, Jose Tovar, Juan Leon, Julio Monroy, Karla Garza, Kyle Hunter, Laura Alvarez, Leo Rodriguez, Leo Vela, Lisa Ring, Lucy Navarro, Luis Daniel Lucio, Luis Martinez, Luis Rodea, Marco Minor, Michael Keim, Miguel Tamez, Mike Kehner, Moises Benitez, Nelda Guerrero, Nick Gonzalez, Norman Munoz, Omar Salinas, Pedro Aguilar, Peyton Ruiz, Pilar Anzaldua-Garza, Ray Gonzales, Robert Arevalo, Roberto Villela, Roger Gonzales, Rolando Leal, Rosalia Villegas, Samantha Sambrano, Scarlett Olivares Chapa, Tamie Bocanegra, Tavo Tenorio, Tim Hudson, Trent Hausenfluck, Vanessa Garcia, Vanessa Garza, Vicente Garza, Vicki Delgado

Cc Arturo Perez, Claudio Velasco, Denisse Serna, Emiliano Larios, Isaac Moreno, Joe Pequeno, Omar Salinas, Pilar Anzaldua-Garza, Roberto Villela, Vanessa Garza

Attachments [24-235 Pharr DAP RFI 084 - 48" Concrete Manhole RESP 8-29-25.pdf](#)

Message Good Afternoon Team:

Attached is the response to **RFI #84: 48" Concrete Manhole** for **24-235 Pharr FY16 DAP**. While this response may not impact your scope of work, it is being distributed to all subcontractors to ensure awareness of any clarifications or potential changes. It remains the subcontractor's responsibility to thoroughly review the document and determine if modifications affect their scope of work. The impacted areas related to this RFI will be marked up in Procore drawings. Please use these markups as a reference only and continue to review the full document for scope implications.

If this document impacts your scope, please provide your proposal for the specified scope as soon as possible. Subcontractors shall submit any cost impacts and additional days required due to this document if it affects the project schedule or their scope of work. Any revisions resulting from this document will be considered at NO COST and NO DELAY to the project if the subcontractor does not respond within **five (5) working days** of receipt. No work related to this document shall proceed until any additional cost and time are formally approved.

Emiliano Larios

Assistant Project Manager

Office: (956) 686-9573

Email: EmilianoL@DWilsonConstruction.com

Web: www.dwilsonconstruction.com

Address: P.O. Box 3455, McAllen, TX 78502-3455



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #84: 48" Concrete Manhole

Status	Closed on 08/29/25		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Aug 20, 2025	Due Date	Aug 27, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	C-401	Reference	
Linked Drawings	C-401		
Received From	Arturo Perez (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Isaac Moreno (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Denisse Serna (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Emiliano Larios D Wilson Construction Company on Wednesday, Aug 20, 2025 at 11:48 AM CDT Per the utility plan (C-401), the proposed 48" concrete manhole has a rim elevation of 93.60 and an invert elevation of 84.82. Existing utilities pose potential conflicts. Please refer to the attached sketch for the corresponding elevations. These elevations indicate possible vertical conflicts between the manhole, existing duct banks, existing sanitary sewer, and existing water line. Kindly advise of adjustments required to avoid these conflicts and confirm whether the use of a concrete saddle is acceptable. If adjustments are necessary, please provide updated manhole elevations and/or relocation details. Attachments RFI 84 - 48" Concrete Manhole.pdf
Official Response	Response from Emiliano Larios D Wilson Construction Company on Thursday, Aug 28, 2025 at 11:52 AM CDT Response from Benjamin A. Luna, PE on 8/28/2025: Refer to the attached sheet C-401A Utility Plan for information regarding the connection between the proposed 8-inch sewer line and the existing 8-inch facility sewer line. Attachments RFI #84 - 48 in Concrete Manhole - Response.pdf



Request for Information Response

To: D. Wilson Construction
Attn. Shukan Bhakta, APM
1207 E Pecan Blvd,
McAllen, TX 78501

Date: 8/27/2025

From: Benjamin A. Luna, PE

AVO: 57325.002 **RFI No.:** 84

Email: bluna@halff.com

Project: Pharr FY 16 DAP – Agricultural Lab,
Dock Expansion I & II

Subject: 48 in Concrete Manhole

☐ Letter dated:

☒ Email dated: 8/20/2025

☐ Phone call dated:

This confirms and records a request for information. Unless notified in writing within three days of date noted above, it is agreed that a response generated from the request shall be provided to this office within five days.

REQUEST

Per the utility plan (C-401), the proposed 48" concrete manhole has a rim elevation of 93.60 and an invert elevation of 84.82. Existing utilities pose potential conflicts. Please refer to the attached sketch for the corresponding elevations. These elevations indicate possible vertical conflicts between the manhole, existing duct banks, existing sanitary sewer, and existing water line.

ANSWER

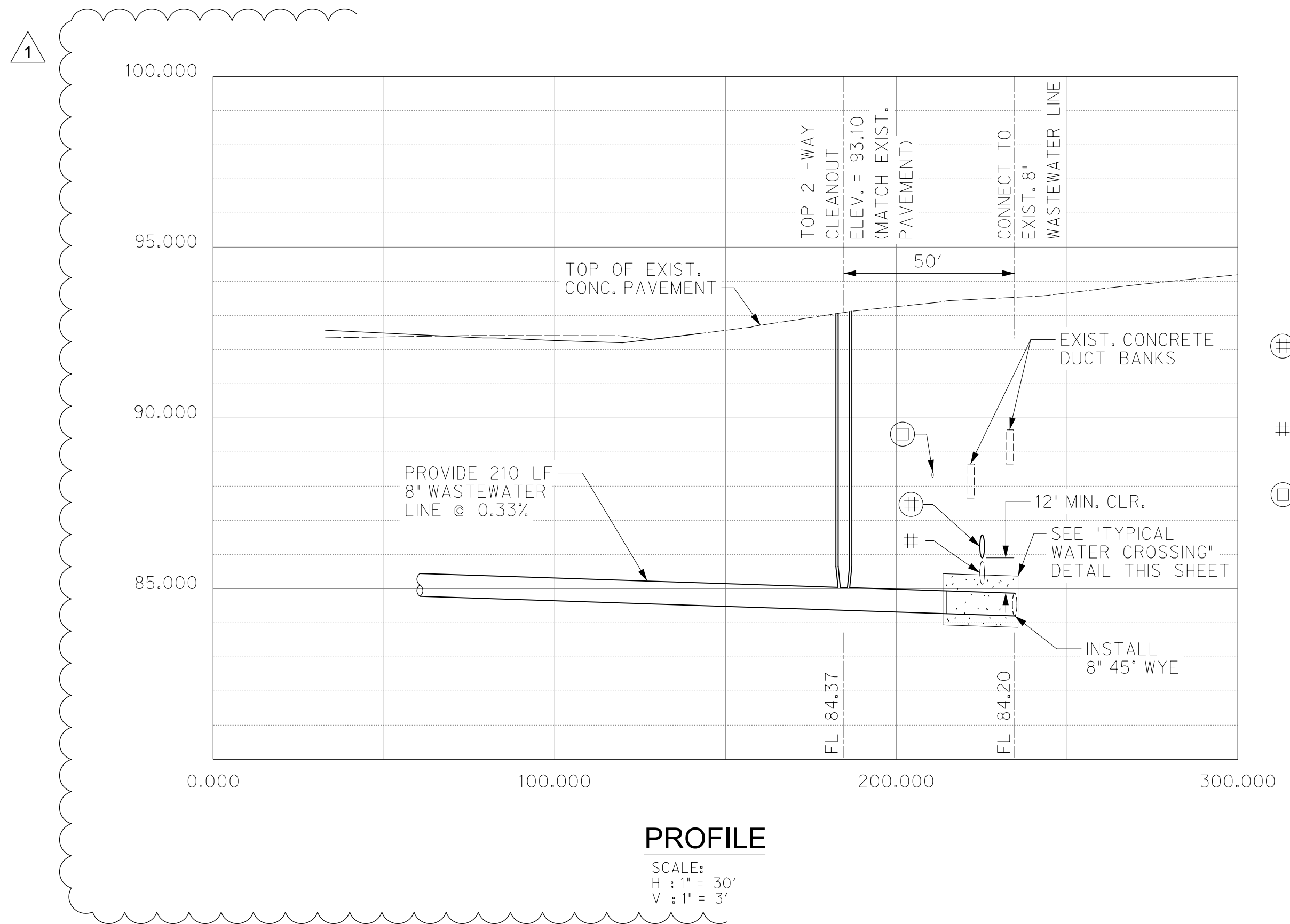
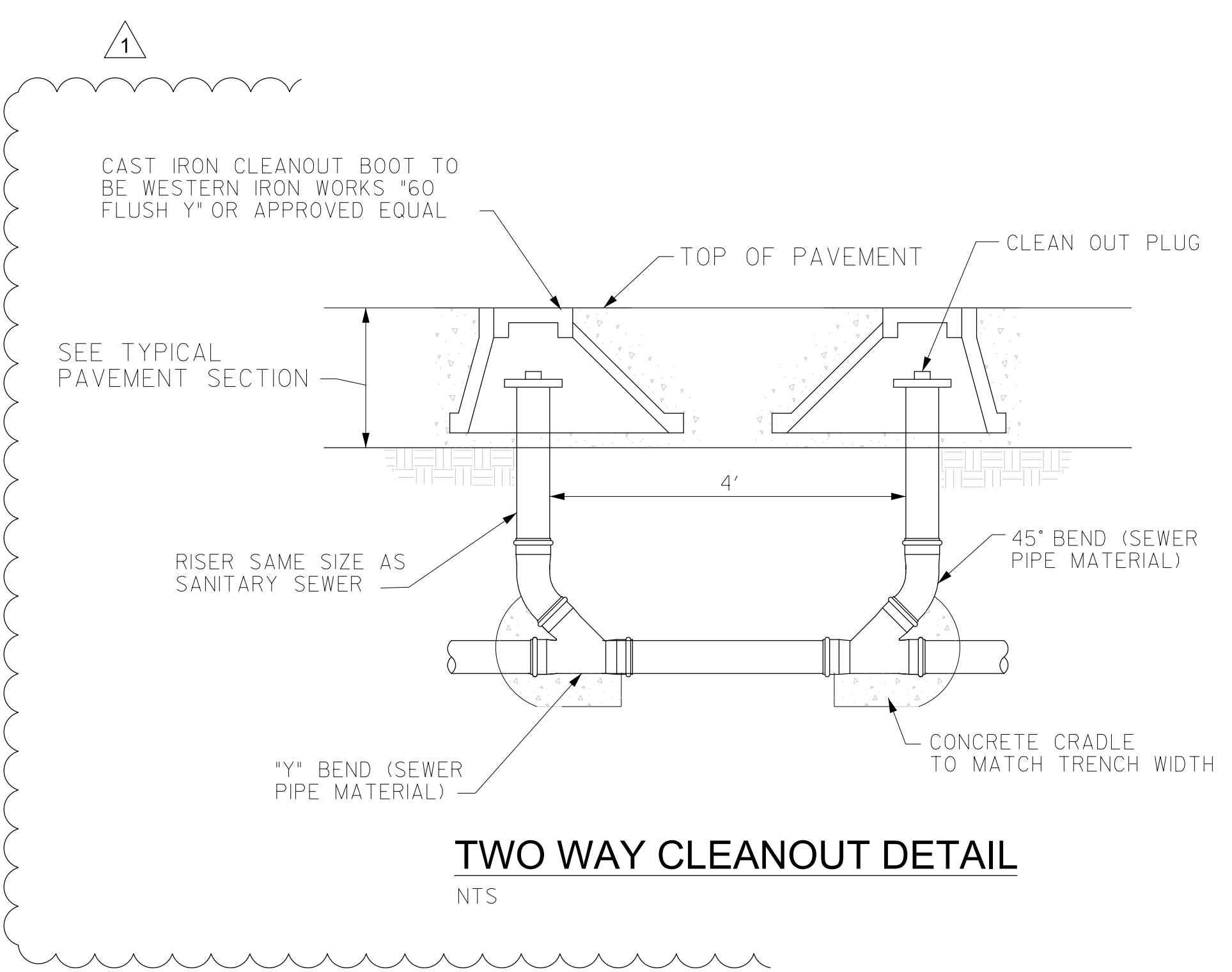
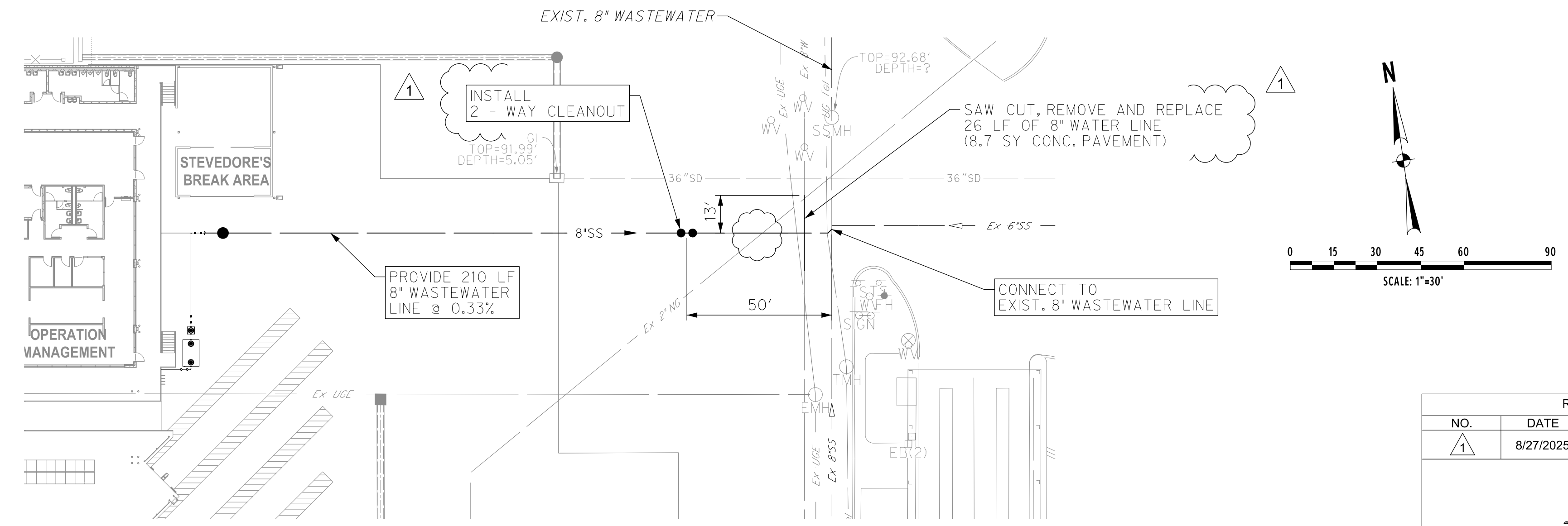
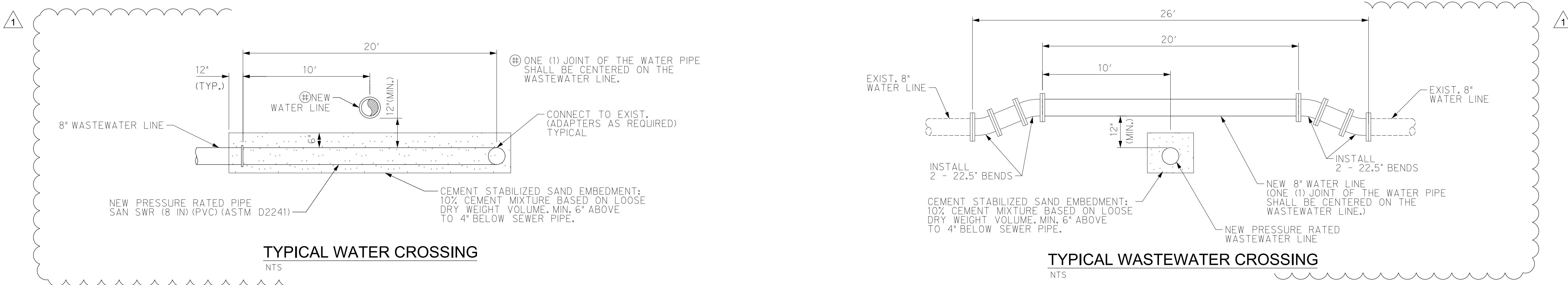
Refer to the attached sheet C-401A Utility Plan for information regarding the connection between the proposed 8-inch sewer line and the existing 8-inch facility sewer line.

Answered by: Benjamin A. Luna, PE

COPIES: ☐ File ☒ Owner ☒ Owner ☐ Other

Attachments: Sheet No. C-401A

Original RFI Document Provided by Brownstone.



- ⊕ NEW WATER LINE (SEE "TYPICAL WASTEWATER CROSSING" DETAIL THIS SHEET)
- ⊞ EXIST. WATER LINE TO BE REMOVE
- ⊖ APPROXIMATE LOCATION OF EXIST. GAS LINE. (FIELD VERIFY PRIOR TO CONSTRUCTION)

REVISION LOG		
NO.	DATE	DESCRIPTION
1	8/27/2025	RFI #84

Benjamin A. Luna

Pharr
CITY OF PHARR, TEXAS

GENERAL SERVICES ADMINISTRATION
819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
www.gsa.gov

TEXAS DEPARTMENT OF TRANSPORTATION

half
5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS UTILITY PLAN

SCALE: AS NOTED		SHEET 1 OF 1		
DN:	CONT	JOB		HIGHWAY
CK DN:	921	02	424.425.433	PHARR INT. BRIDGE
DW: IE				
CK DW: RD	DIST	COUNTY		SHEET NO.
TR:	PHR	HIDALGO		C-401A
CK TR:				

FROM SHEET C-401

RFI detail

#84 48" Concrete Manhole



Status	Open In Review
Created on	Aug 20, 2025 by Sabrina Alvarez (Brownstone Consultants)
RFI type	Default RFI workflow
Ball in court	Rolando Ayala
Due date	Aug 27, 2025

Question

-

References and Attachments

Files (1)

- [24-235 Pharr DAP RFI 084 - 48" Concrete Manhole 8-20-25 \(1\).pdf](#)

Impact

Cost impact	-
Schedule impact	-

Other attributes

Priority	Normal
Discipline	-
Category	-
Location	-
Location details	-

External ID	-
Co-reviewer(s)	-

Activities	By	At
Sabrina Alvarez added a reference to a File 24-235 Pharr DAP RFI 084 - 48" Concrete Manhole 8-20-25 (1).pdf	Sabrina Alvarez	Aug 20, 2025, 1:34 PM CDT
Sabrina Alvarez (Brownstone Consultants) created this RFI in  Open In Review status and set Ball in court to Rolando Ayala .	Sabrina Alvarez	Aug 20, 2025, 1:34 PM CDT



D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

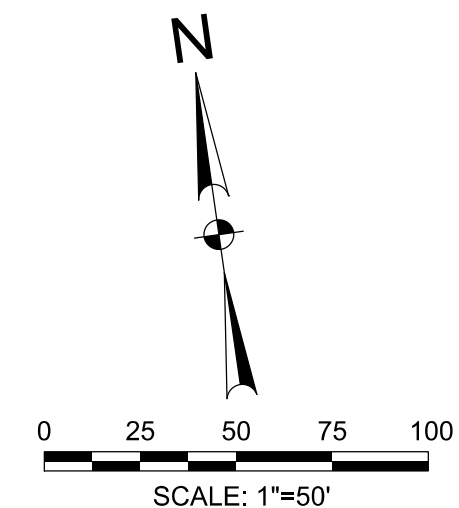
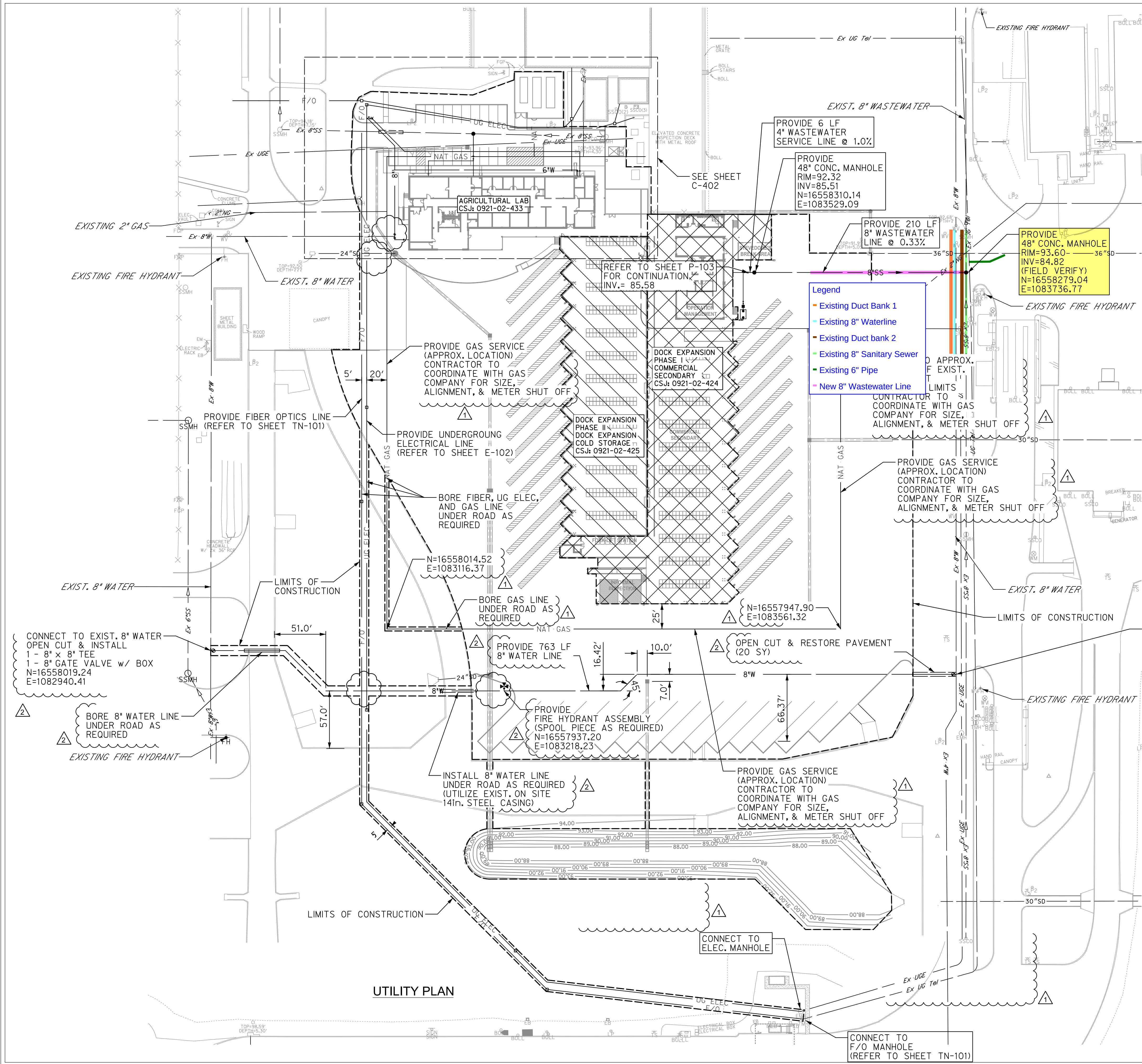
RFI #84: 48" Concrete Manhole

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Aug 20, 2025	Due Date	Aug 27, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	C-401	Reference	
Linked Drawings			
Received From	Arturo Perez (D Wilson Construction Company)	Sub Job	
Copies To	Pilar Anzaldúa-Garza (D Wilson Construction Company), Vanessa Garza (D Wilson Construction Company), Emiliano Larios (D Wilson Construction Company), Isaac Moreno (D Wilson Construction Company), Joe Pequeno (D Wilson Construction Company), Arturo Perez (D Wilson Construction Company), Denisse Serna (D Wilson Construction Company), Claudio Velasco (D Wilson Construction Company), Roberto Villela (D Wilson Construction Company)		

Activity

Question	Question from Emiliano Larios D Wilson Construction Company on Wednesday, Aug 20, 2025 at 11:48 AM CDT Per the utility plan (C-401), the proposed 48" concrete manhole has a rim elevation of 93.60 and an invert elevation of 84.82. Existing utilities pose potential conflicts. Please refer to the attached sketch for the corresponding elevations. These elevations indicate possible vertical conflicts between the manhole, existing duct banks, existing sanitary sewer, and existing water line. Kindly advise of adjustments required to avoid these conflicts and confirm whether the use of a concrete saddle is acceptable. If adjustments are necessary, please provide updated manhole elevations and/or relocation details. Attachments RFI 84 - 48" Concrete Manhole.pdf
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Awaiting an Official Response



SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7017-6004	SANITARY SEWER (6IN) (PVC)(C900)	LF	0
7017-6005	SANITARY SEWER (8IN) (PVC)(C900)	LF	210
7017-6051	MANHOLE (SANITARY SEWER) (4' DIA)	EA	2
7017-6015	SANITARY SEWER (4 IN) (PVC) (SDR 26)	LF	6
7017-6200	YARD CLEAN OUTS	EA	8
7017-6201	SAND/OIL SEPARATOR	EA	1
7112-6042	BOX, MISC VALVES, FITTINGS	LS	0
7112-6043	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY	LS	0
7112-6044	VAULT, MISC VALVES, FITTINGS	LS	1
7266-6036	ENCASEMENT PIPE (16")	LF	0

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7112-6002	PRESSURE WATER PIPE C-900 DR-18 PVC (8")	LF	763
7112-6003	PRESSURE WATER PIPE C-900 DR-18 PVC (6")	LF	0
7112-6004	CONNECT TO EXISTING WATER LINE (8")	EA	2
7112-6011	GATE VALVE W/ BOX ASSEMBLY (8")	EA	2
7112-6015	FIRE HYDRANT, VALVE & ASSEMBLY	EA	1
7049-6373	SERVICE LINE (SHORT SIDE)(2-1/2" TO 4")	LF	0
7112-6041	COMPOUND WATER METER 2-1/2" DIA	EA	0
7112-6046	4" FDC LINE	LF	0
7112-6045	FREE STANDING FDC	EA	0

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
7401-6006	GAS PIPE 2" DIA.	LF	1135

SHEET SUMMARY (CSJ: 0921-02-433)			
ITEM CODE	DESCRIPTION	UNIT	QUANTITY
400-6007	CUT & RESTORE CONC. PAVING	SY	20



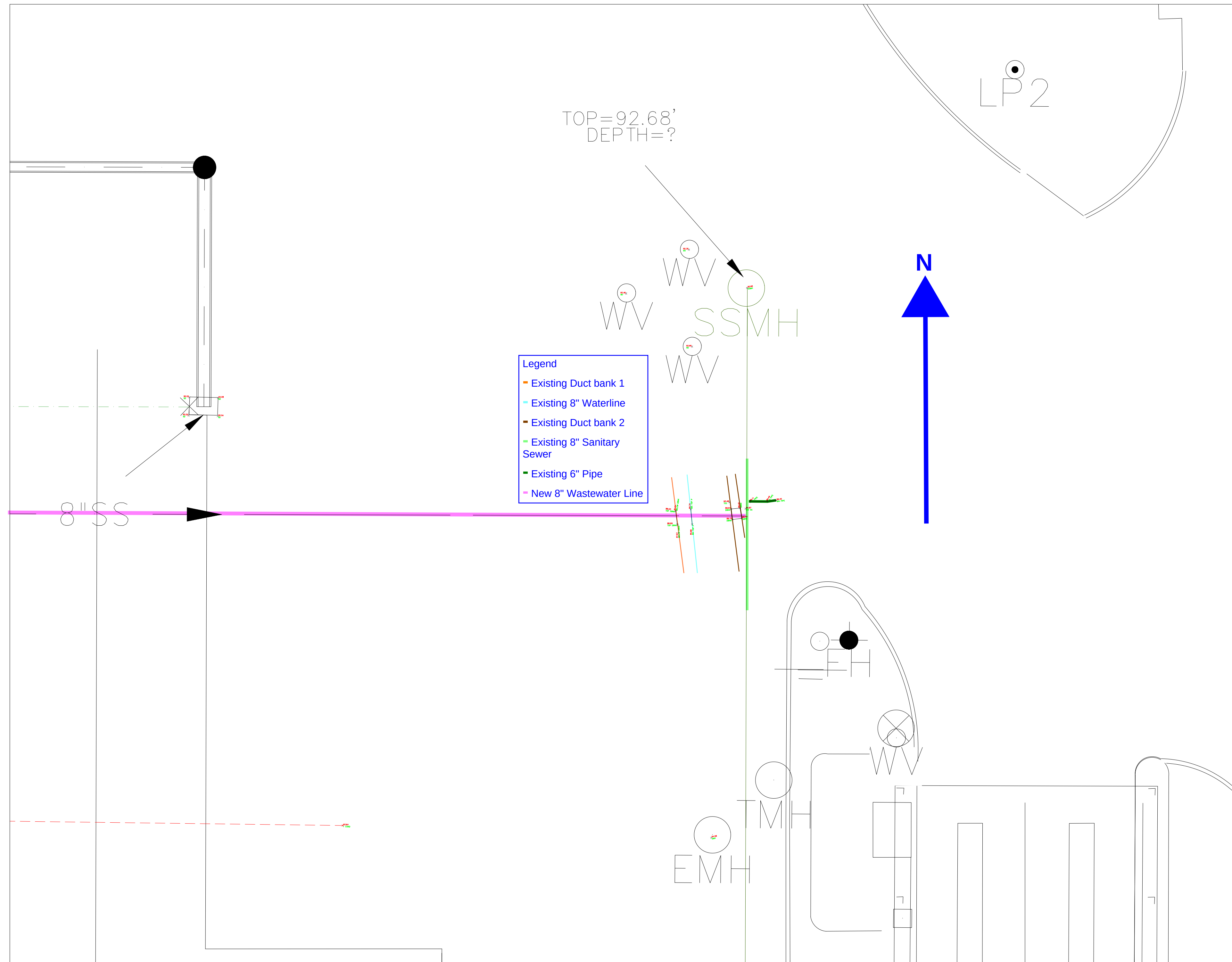
PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS
UTILITY PLAN



NO.	DATE	DESCRIPTION
1	11/13/2024	ASI 001
2	7/14/2025	WATER EXTENSION

REVISION LOG			SHEET 1 OF 1			
NO.	DATE	DESCRIPTION	CON	SECT	JOB	HIGHWAY
1	11/13/2024	ASI 001	921	02	424.425.433	PHARR INT. BRIDGE
2	7/14/2025	WATER EXTENSION				

SCALE: AS NOTED						
DN:						
CK DN:						
DW: IE						
CK DW: RD						
TR:						
CK TR:						



DUCTBANK 1
TOP - 88.69
BOTTOM - 87.63

DUCTBANK 1
TOP - 88.63
BOTTOM - 87.64

North

TOC 93.48

WATERLINE
TOP - 85.88

WATERLINE
TOP - 85.74

DUCTBANK 2
TOP - 89.64

DUCTBANK 2
TOP - 89.40

DUCTBANK 2
TOP - 89.72

6" PIPE
TOP - 86.11

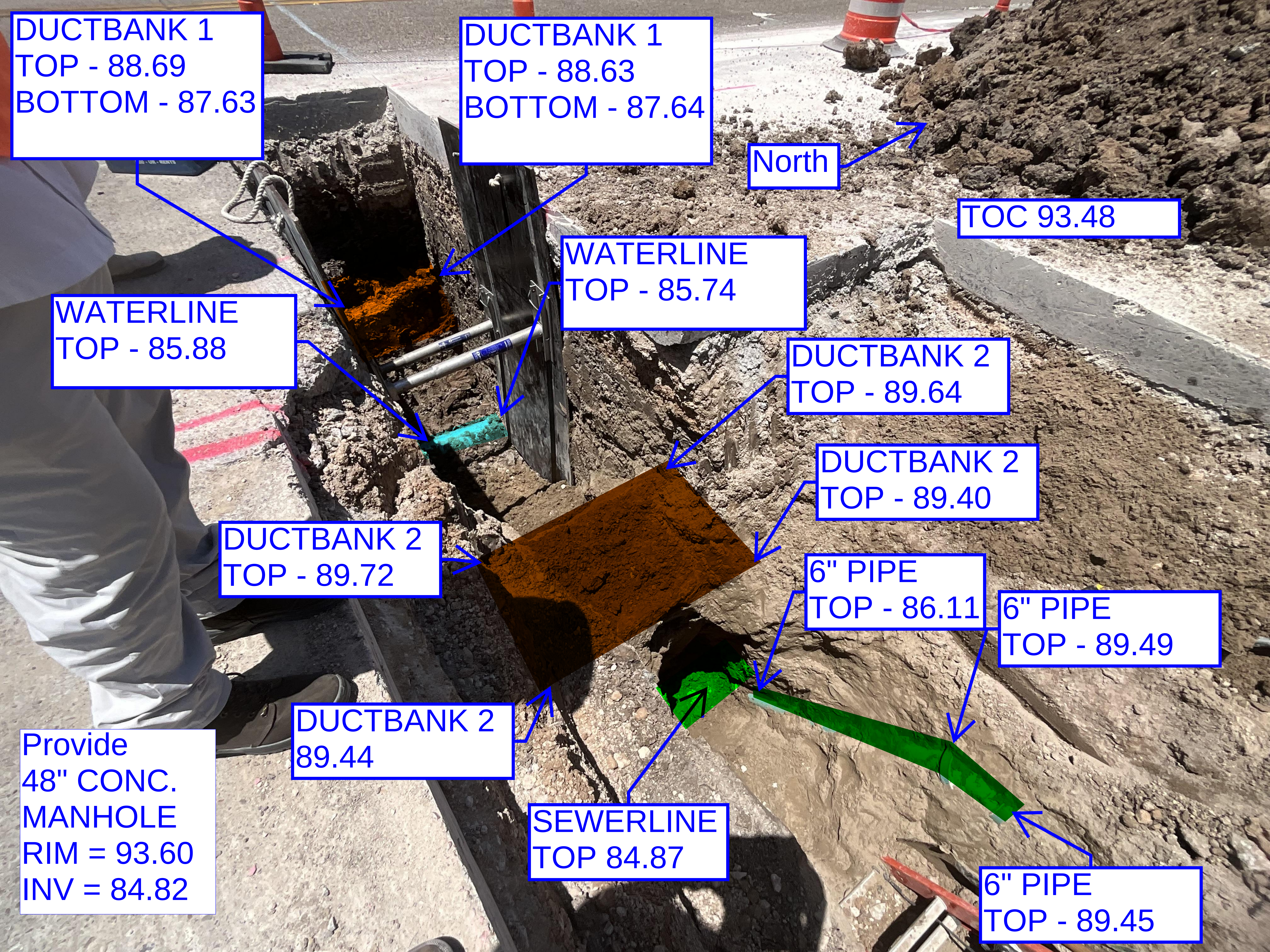
6" PIPE
TOP - 89.49

Provide
48" CONC.
MANHOLE
RIM = 93.60
INV = 84.82

DUCTBANK 2
89.44

SEWERLINE
TOP 84.87

6" PIPE
TOP - 89.45





D. Wilson Construction
PO Box 3455
McAllen, Texas 78502
P: (956) 686-9573

**Project: 24-235 Pharr FY16 DAP-Agricultural Lab,
Dock Expansion I & II**
9901 S Cage Blvd
Pharr, Texas 78577

RFI #84: 48" Concrete Manhole

Status	Open		
To	Alex Corona (Brownstone Consultants, LLC) David Chacon (Brownstone Consultants, LLC) Rolando Ayala (Brownstone Consultants, LLC) Sabrina Alvarez (Brownstone Consultants, LLC)	From	Emiliano Larios (D Wilson Construction Company) PO Box 3455 McAllen, Texas 78502
Date Initiated	Aug 20, 2025	Due Date	Aug 27, 2025
Location	Project Stage		
Cost Impact	Schedule Impact		
Spec Section	Cost Code		
Drawing Number	C-401	Reference	
Linked Drawings			
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Activity

Question

Question from Emiliano Larios D Wilson Construction Company on Wednesday, Aug 20, 2025 at 11:48 AM CDT

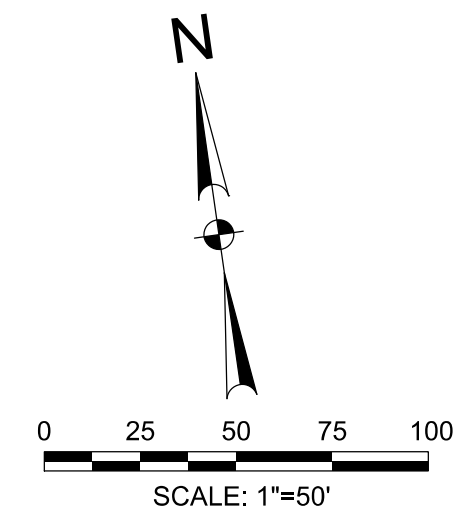
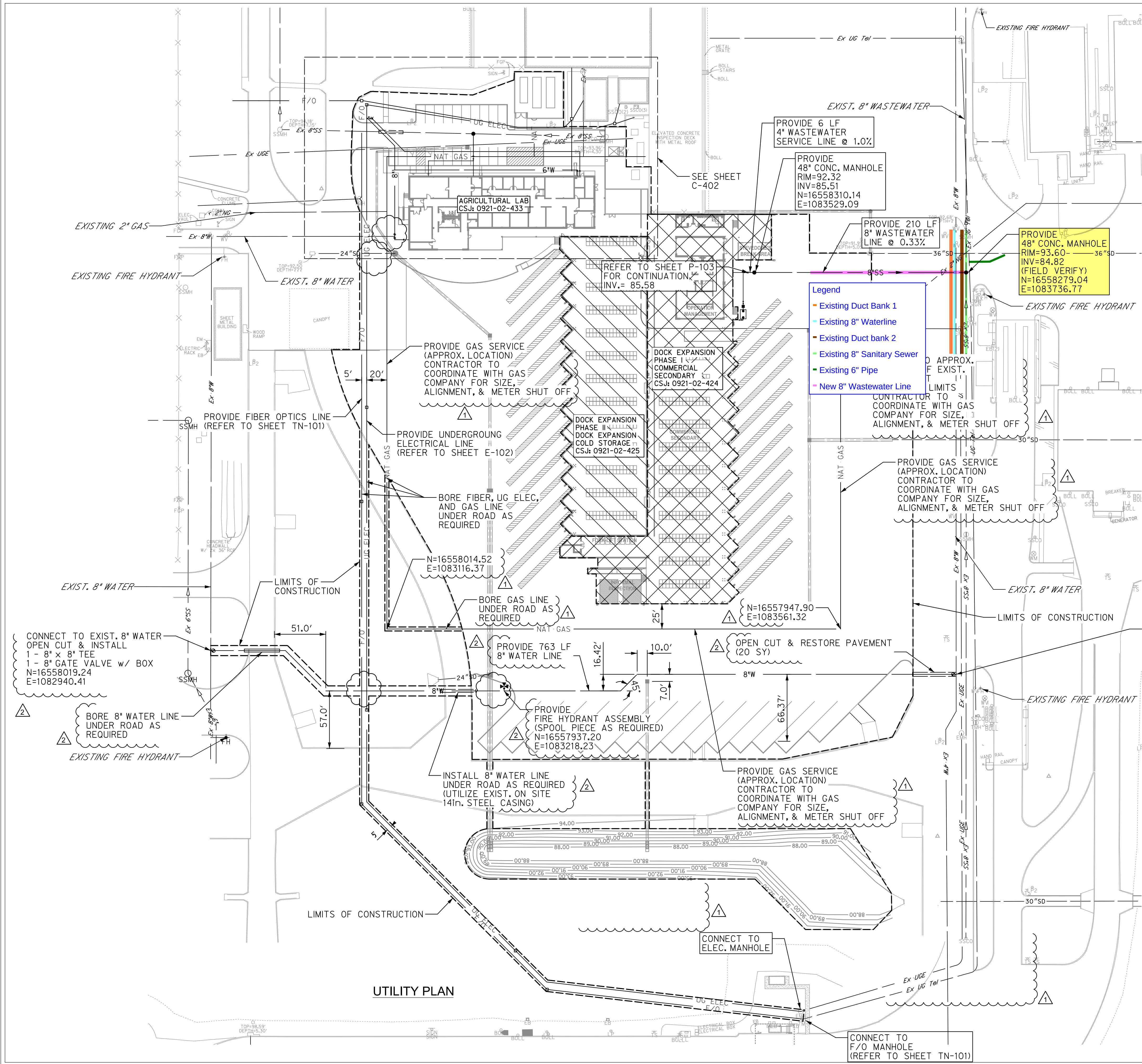
Per the utility plan (C-401), the proposed 48" concrete manhole has a rim elevation of 93.60 and an invert elevation of 84.82. Existing utilities pose potential conflicts. Please refer to the attached sketch for the corresponding elevations. These elevations indicate possible vertical conflicts between the manhole, existing duct banks, existing sanitary sewer, and existing water line.

Kindly advise of adjustments required to avoid these conflicts and confirm whether the use of a concrete saddle is acceptable. If adjustments are necessary, please provide updated manhole elevations and/or relocation details.

Attachments

[RFI 84 - 48" Concrete Manhole.pdf](#)

Awaiting an Official Response

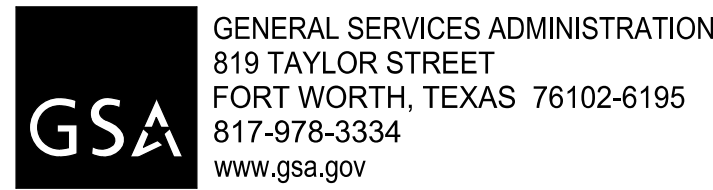


SHEET SUMMARY (CSJ: 0921-02-433)			
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7112-6042	BOX, MISC VALVES, FITTINGS	LS	0
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7112-6046	4" FDC LINE	LF	0
7112-6045	FREE STANDING FDC	EA	0

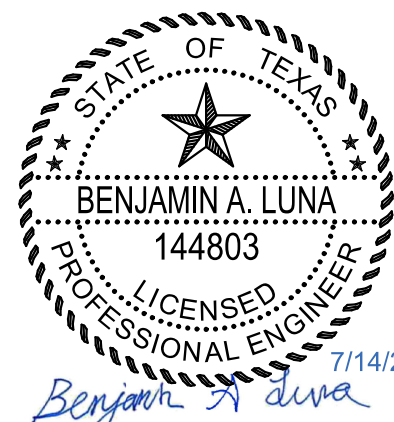
SHEET SUMMARY (CSJ: 0921-02-433)			
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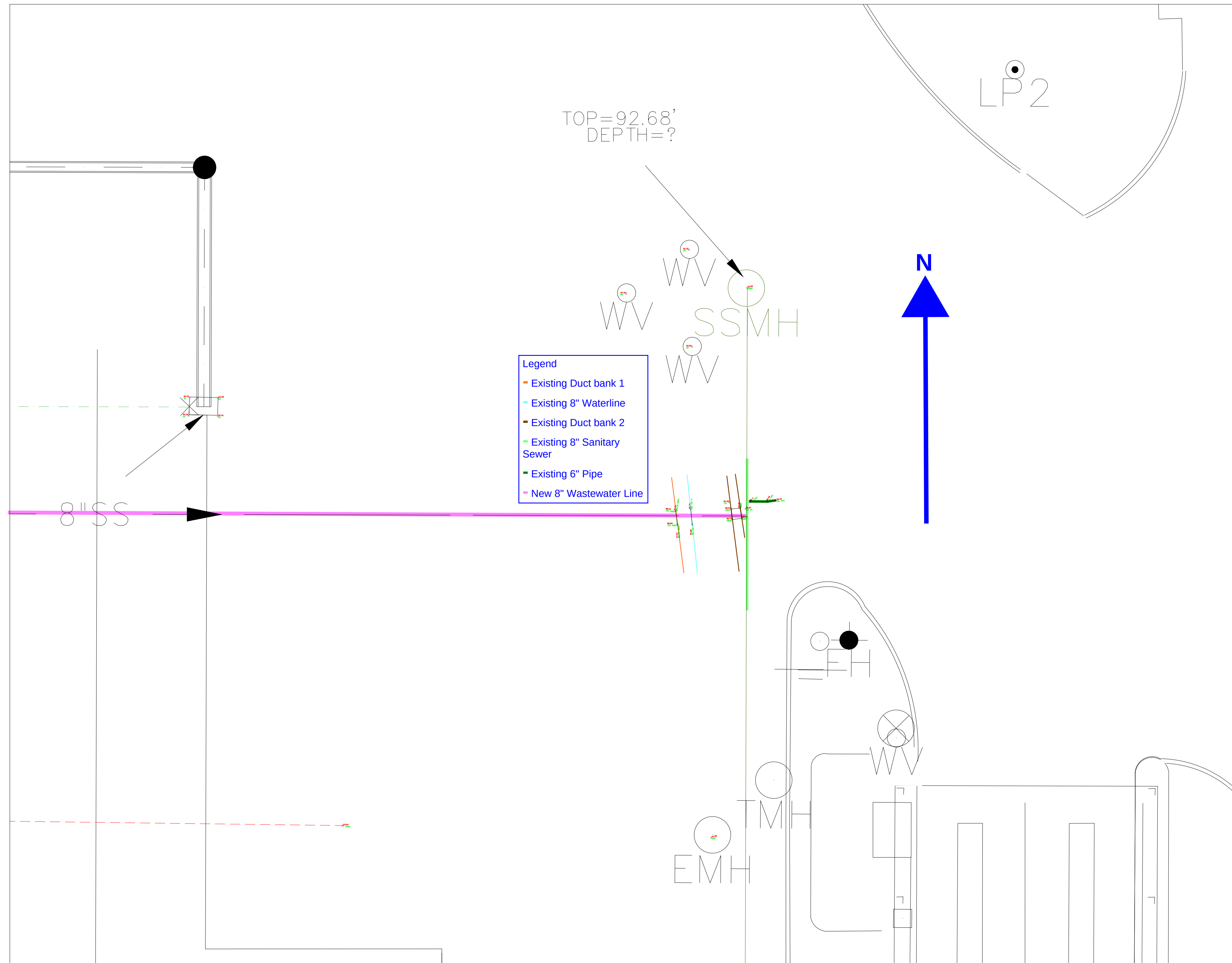


5000 WEST MILITARY, SUITE 100, McALLEN, TEXAS 78503
TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS UTILITY PLAN



REVISION LOG			SCALE: AS NOTED		SHEET 1 OF 1			
NO.	DATE	DESCRIPTION	DN:	CONT	SECT	JOB	HIGHWAY	
1	11/13/2024	ASI 001	CK DN:	921	02	424.425.433	PHARR INT. BRIDGE	
2	7/14/2025	WATER EXTENSION	CK DW: RD	DIST		COUNTY	SHEET NO.	
			TR:	PHR		HIDALGO	C-401	
			CK TR:					



DUCTBANK 1
TOP - 88.69
BOTTOM - 87.63

DUCTBANK 1
TOP - 88.63
BOTTOM - 87.64

North

TOC 93.48

WATERLINE
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DUCTBANK 2
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26"

6" PIPE
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6" PIPE
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DUCTBANK 2
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BOTTOM - 88.44

SEWERLINE
TOP 84.87

Provide
48" CONC.
MANHOLE
RIM = 93.60
INV = 84.82

6" PIPE
TOP - 89.45

D. Wilson Construction
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Phone: (956) 686-9573

Project: 24-235 - Pharr FY16 DAP-Agricultural Lab, Dock Expansion I & II
9901 S Cage Blvd
Pharr, Texas 78577

DRAFT

Prime Contract Potential Change Order #031: CE #42 - ASI 14 Civil Changes

TO:	City Of Pharr PO Box 1729 Pharr, Texas 78577	FROM:	D Wilson Construction Company PO Box 3455 McAllen, Texas 78502
PCO NUMBER/REVISION:	031 / 0	CONTRACT:	24-235 - City of Pharr Dock Expansion
REQUEST RECEIVED FROM:	Rolando Ayala (Brownstone Consultants, LLC)	CREATED BY:	Pilar Anzaldua-Garza (D Wilson Construction Company)
STATUS:	Draft	CREATED DATE:	10/15/2025
REFERENCE:	ASI 14 C-402	PRIME CONTRACT CHANGE ORDER:	None
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
SCHEDULE IMPACT:	5 days	TOTAL AMOUNT:	\$33,032.73

POTENTIAL CHANGE ORDER TITLE: CE #42 - ASI 14 Civil Changes

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

ASI 14 Civil Changes

ASI 14 Sheet C-402

- 1) 5166-6001 Remove and relocate existing fire hydrant.
- 2) 7033-6175 Remove and dispose of 8 Wastewater Line (WWL)
- 3) 7059-6051 Sanitary Sewer 8" PVC ASTM (D224)
- 4) Relocate FDC to new location - no work done to date - no change.
- 5) In addition, 400-6005 Cement Stabilized Backfill will overrun by 6 CY
- 6) and 5084-6001 Fixed Pipe Bollard - L&M - 3 ea @ 545.00 each = 1,635.00

This proposal is only for the items listed above and specifically excludes any items not listed here. These revisions are being submitted for review and approval. Due to the potential impacts of these changes on the project's overall schedule and cost, DWC reserves the right to request additional time and/or compensation upon full evaluation of the associated effects.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.02-100.S	5166-6001 Remove relocate Fire Hydrant	\$15,487.45
2	001.02-100.S	7033-6175 Remove and dispose of 8 WW Line - 20LF	\$7,070.81
3	001.02-100.S	7059-6051 Sanitary Sewer 8" PVC ASTM D2241 - 20 LF	\$8,590.00
4	001.02-100.S	400-6005 Cement Stabilized sand Overrun 6 CY	\$0.00
5	112.05-100.S	5084-6001 Fixed Pipe Bollard - L&M - 3 ea @ 545.00 each = 1,635.00	\$0.00
Subtotal:			\$31,148.26
Overhead and Profit (5.00% Includes Cost Type (20)):			\$1,557.41
Bond (1.00% Applies to All Line Items):			\$327.06
Grand Total:			\$33,032.73

Brownstone Consultants, LLC
P.O. Box 3898
McAllen, Texas 78505

City Of Pharr
PO Box 1729
Pharr, Texas 78577

D Wilson Construction Company
PO Box 3455
McAllen, Texas 78502


10/21/2025
SIGNATURE DATE
D. Wilson Construction

SIGNATURE DATE
Page 1

SIGNATURE DATE
Printed On: 10/16/2025 01:52 PM



Company L.L.C.

9312 E. Curve Rd. * Edinburg * Texas 78542 * (956) 380-2897 * Fax (956) 380-4085

TRANSMITTAL

Date : October 13, 2025

To: D.Wilson Construction Co. Reference: Pharr FY16 DAP- Agricultural Lab,
Dock Expansion I&II
0921-02-424/425/433
HIDALGO COUNTY

Attn: D.Wilson Construction Co. IOC Job No.: 24-1018

Prints
Sepia
For Review and Comment
Copy of letter
Other

For Approval
For Your File
As Requested
Please Sign and Return

X

Transmitted herewith are the following:

<u>Items</u>	<u>Description</u>
New	Change Order 14
	5166-6001 Remove And Reolocate Fire Hrydrant
	7033-6175 Remove and dispose of 8" WWL
	7059-6051 Remove Sanitary Sewer 8" PVC ASTM D2241

Comments: Attached is IOC's pricing proposal for above mentioned items

Copy To:

Signed, Received By:

By: Giovanni Mares, Project Manager

Date & Time Received:



9312 E. Curve Road, Edinburg, Texas 78542
956.380.2897 Office / 956.380.4085 Fax

Date: October 13, 2025

Attention:

Claudio Velasco
Project Manager

Subject: Change Order No. 14 – Reference ASI 014

Project: Pharr FY16 DAP – Agricultural Lab, Dock Expansion I & II

CSJ: 0921-02-424 / 425 / 43

County: Hidalgo County

Dear Mr. Velasco,

Please find attached **Change Order No. 14**, prepared in accordance with **ASI 014**, which includes the following scope of work adjustments:

- **5166-6001** – Remove and Relocate Fire Hydrant
- **7033-6175** – Remove and dispose of 8" Wastewater Line (WWL)
- **7059-6051** – Sanitary Sewer (8") (PVC) (ASTM D2241)

In addition, please note the following item will reflect a quantity overrun:

- **400-6005** – Cement Stabilized Backfill – 6 CY

These revisions are being submitted for review and approval. Due to the potential impacts of these changes on the project's overall schedule and cost, **IOC Company LLC reserves the right to request additional time and/or compensation** upon full evaluation of the associated effects.

Should you have any questions or require further details, please contact me directly at (956) 279-0234.

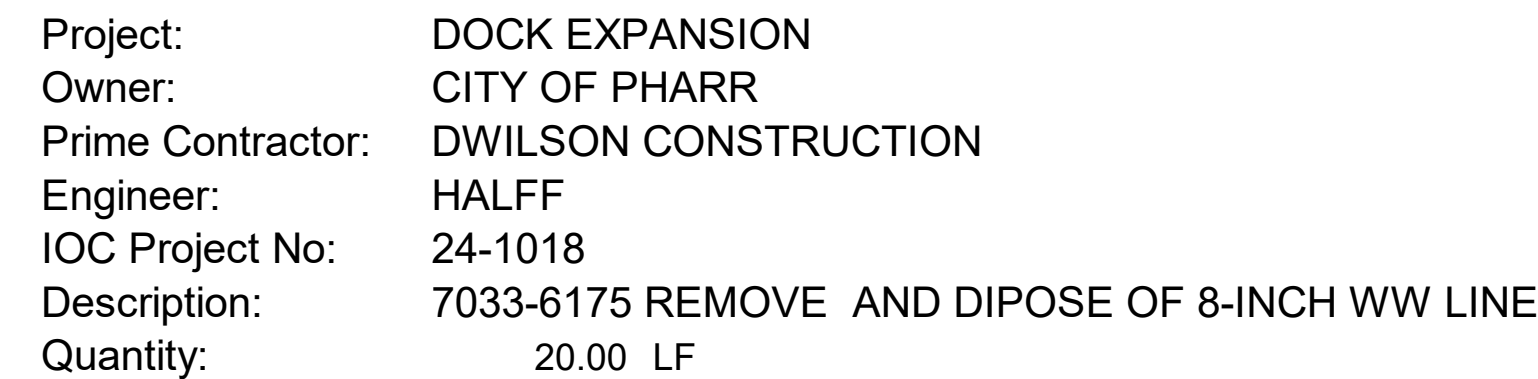
Respectfully,
Giovanni Mares
Project Manager
IOC Company LLC



Project: DOCK EXPANSION
Owner: CITY OF PHARR
Prime Contractor: DWILSON CONSTRUCTION
Engineer: HALFF
IOC Project No: 24-1018
Description: 5166-6001 REMOVE AND RELOCATE FIRE HYDRANTS
Quantity: 1.00 EA

DESCRIPTION	QTY	UOM	< MANUAL INPUT UNIT/CREW COST >					<----- TOTAL COST ----->					
			LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LINE TOTAL
LABOR													
Foreman	20.00	HR	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
Labor	80.00	HR	\$ -	\$ 18.00	\$ -	\$ -	\$ -	\$ -	\$ 1,440.00	\$ -	\$ -	\$ -	\$ 1,440.00
Operator	40.00	HR	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 1,200.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT													
325 TON EXCAVATOR	20.00	HR	\$ -	\$ -	\$ -	\$ 114.63	\$ -	\$ -	\$ -	\$ -	\$ 2,292.60	\$ -	\$ 2,292.60
FRONT LOADER 938	20.00	HR	\$ -	\$ -	\$ -	\$ 88.50		\$ -	\$ -	\$ -	\$ 1,770.00		\$ 1,770.00
1/2 TON PICK UP	20.00	HR	\$ -	\$ -	\$ -	\$ 24.03	\$ -	\$ -	\$ -	\$ -	\$ 480.60	\$ -	\$ 480.60
1 TON PICK UP	20.00	HR	\$ -	\$ -	\$ -	\$ 30.66	\$ -	\$ -	\$ -	\$ -	\$ 613.20	\$ -	\$ 613.20
48" VIBRATORY COMPACTOR	20.00	HR	\$ -	\$ -	\$ -	\$ 58.25	\$ -	\$ -	\$ -	\$ -	\$ 1,165.00	\$ -	\$ 1,165.00
MATERIAL													
MEGALOCK	1.00	EA	\$ -	\$ -	\$ 138.00	\$ -	\$ -	\$ -	\$ -	\$ 138.00	\$ -	\$ -	\$ 138.00
8" DR18 C-900 WL	40.00	LF	\$ -	\$ -	\$ 23.20	\$ -	\$ -	\$ -	\$ -	\$ 928.00	\$ -	\$ -	\$ 928.00
SUBCONTRACTOR													
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOBILIZATION													
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
								\$ 1,100.00	\$ 2,640.00	\$ 1,066.00	\$ 6,321.40	\$ -	\$ 11,127.40
OVERTIME FACTOR:			0.00%		OF	\$ 2,640.00	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LABOR BURDEN(SALARY):			55.00%		OF	\$ 1,100.00	OF LBR	\$ 605.00	\$ -	\$ -	\$ -	\$ -	\$ 605.00
LABOR BURDEN(HOURLY):			55.00%		OF	\$ 2,640.00	OF LBR	\$ -	\$ 1,452.00	\$ -	\$ -	\$ -	\$ 1,452.00
TAX:			0.00%		OF	\$ 1,066.00	OF MTL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							DIRECT COSTS:	\$ 1,705.00	\$ 4,092.00	\$ 1,066.00	\$ 6,321.40	\$ -	\$ 13,184.40
							LABOR @	25.00%	\$ 275.00	\$ 660.00	\$ -	\$ -	\$ 935.00
							MATERIAL @	25.00%	\$ -	\$ -	\$ 266.50	\$ -	\$ 266.50
							EQUIPMENT @	15.00%	\$ -	\$ -	\$ 948.21	\$ -	\$ 948.21
							SUBCONTRACTS @	5.00%	\$ -	\$ -	\$ -	\$ -	\$ -
							COMPENSATION	\$ 1,980.00	\$ 4,752.00	\$ 1,332.50	\$ 7,269.61	\$ -	\$ 15,334.11
							BOND @	1.00%	\$ 19.80	\$ 47.52	\$ 13.33	\$ 72.70	\$ 153.34
							TOTAL COST:	\$ 1,999.80	\$ 4,799.52	\$ 1,345.83	\$ 7,342.31	\$ -	\$ 15,487.45

\$ 15,487.45



\$	353.54
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Project: DOCK EXPANSION
Owner: CITY OF PHARR
Prime Contractor: DWILSON CONSTRUCTION
Engineer: HALFF
IOC Project No: 24-1018
Description: 7059-6051 SAN SWR (8IN)(PVC)(ASTM D2241)
Quantity: 20.00 LF

DESCRIPTION	QTY	UOM	< MANUAL INPUT UNIT/CREW COST >					<----- TOTAL COST ----->					
			LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LBR-SLRY	LBR-HRLY	MTL	EQM	SUB	LINE TOTAL
LABOR													
Foreman	10.00	HR	\$ 55.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00	\$ -	\$ -	\$ -	\$ -	\$ 550.00
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Operator	20.00	HR	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ 600.00	\$ -	\$ -	\$ -	\$ 600.00
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT													
325 TON EXCAVATOR	10.00	HR	\$ -	\$ -	\$ -	\$ 114.63	\$ -	\$ -	\$ -	\$ -	\$ 1,146.30	\$ -	\$ 1,146.30
FRONT LOADER 938	10.00	HR	\$ -	\$ -	\$ -	\$ 88.50		\$ -	\$ -	\$ -	\$ 885.00		\$ 885.00
1/2 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 24.03	\$ -	\$ -	\$ -	\$ -	\$ 240.30	\$ -	\$ 240.30
1 TON PICK UP	10.00	HR	\$ -	\$ -	\$ -	\$ 30.66	\$ -	\$ -	\$ -	\$ -	\$ 306.60	\$ -	\$ 306.60
48" VIBRATORY COMPACTOR	10.00	HR	\$ -	\$ -	\$ -	\$ 58.25	\$ -	\$ -	\$ -	\$ -	\$ 582.50	\$ -	\$ 582.50
MATERIAL													
COPLINGS	2.00	EA	\$ -	\$ -	\$ 118.26	\$ -	\$ -	\$ -	\$ -	\$ 236.52	\$ -	\$ -	\$ 236.52
8" YELOMINE PVC	20.00	LF	\$ -	\$ -	\$ 48.34	\$ -	\$ -	\$ -	\$ -	\$ 966.80	\$ -	\$ -	\$ 966.80
					\$ -								
SUBCONTRACTOR													
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MOBILIZATION													
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							SUBTOTAL	\$ 550.00	\$ 1,320.00	\$ 1,203.32	\$ 3,160.70	\$ -	\$ 6,234.02
			OVERTIME FACTOR:	0.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			LABOR BURDEN(SALARY):	55.00%	OF	\$ 550.00	OF LBR	\$ 302.50	\$ -	\$ -	\$ -	\$ -	\$ 302.50
			LABOR BURDEN(HOURLY):	55.00%	OF	\$ 1,320.00	OF LBR	\$ -	\$ 726.00	\$ -	\$ -	\$ -	\$ 726.00
			TAX:	0.00%	OF	\$ 1,203.32	OF MTL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							DIRECT COSTS:	\$ 852.50	\$ 2,046.00	\$ 1,203.32	\$ 3,160.70	\$ -	\$ 7,262.52
							LABOR @	25.00%	\$ 137.50	\$ 330.00	\$ -	\$ -	\$ 467.50
							MATERIAL @	25.00%	\$ -	\$ -	\$ 300.83	\$ -	\$ 300.83
							EQUIPMENT @	15.00%	\$ -	\$ -	\$ 474.11	\$ -	\$ 474.11
							SUBCONTRACTS @	5.00%	\$ -	\$ -	\$ -	\$ -	\$ -
							COMPENSATION	\$ 990.00	\$ 2,376.00	\$ 1,504.15	\$ 3,634.81	\$ -	\$ 8,504.96
							BOND @	1.00%	\$ 9.90	\$ 23.76	\$ 15.04	\$ 36.35	\$ 85.05
							TOTAL COST:	\$ 999.90	\$ 2,399.76	\$ 1,519.19	\$ 3,671.15	\$ -	\$ 8,590.00

\$ 429.50



September 24, 2025
57325.002

ASI 014

Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TxDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-402: ENLARGED UTILITY PLAN

- This sheet has been updated in response to RFI #67 – Steel Casing.
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Bollard Detail, and Typical Water Crossing.
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.14 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN – AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Riser Room.
- Updated Key Note number 3.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN – AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN – AREA B.

DOES NOT APPLY TO PCO 31

FP-103: CONCEPTUAL FIRE PROTECTION PLAN – AREA C

DOES NOT APPLY TO PCO 31

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN – AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN – AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN – AREA D.

FP-501: FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator.

PLUMBING

P-601: PLUMBING SCHEDULES

- Food Waste Disposer Note was revised.

STRUCTURAL

S-501: MASONRY DETAILS

- This sheet is associated with RFI #90 - (Detail S-501 Clarification).
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening – Note 3 was updated.

AUTOMATIC SPRINKLER SYSTEM PERFORMANCE SPECIFICATION NOTES:

DOES NOT APPLY TO PCO 31

PART 1 - GENERAL

- 1.01 SCOPE:
- A. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND RELATED ITEMS REQUIRED FOR THE COMPLETE DESIGN AND INSTALLATION OF AUTOMATIC SPRINKLER SYSTEM.
- B. ALL AREAS OF THE BUILDING SHALL BE PROTECTED BY WET AUTOMATIC FIRE SPRINKLERS.THE SYSTEM SHALL BE HYDRAULICALLY CALCULATED. DENSITY SHALL BE IN ACCORDANCE WITH NFPA-13, NFPA 24 AND GSA P100.
- C. THE FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FLOW TEST, FROM THE CITY, PERFORMED WITHIN THE LAST 12 MONTHS TO VERIFY ADEQUATE WATER SUPPLY FOR THE FIRE SPRINKLER SYSTEM PRIOR TO BIDDING.
- D. FIRE SPRINKLER CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DESIGNING AND INSTALLING SYSTEM.
- E. WATER SUPPLY SHALL COME FROM A NEW FIRE LINE SERVICE COMPLETE WITH DOUBLE CHECK BACKFLOW PREVENTER, AND VALVING AS REQUIRED BY THE CITY. THE FIRE SPRINKLER CONTRACTOR SHALL PAY ALL TAP FEES, PERMITS, AND CHARGES NECESSARY FOR A COMPLETE AND APPROVED INSTALLATION.

- 1.02 QUALITY ASSURANCE:
- A. SPRINKLER SYSTEM SHALL COMPLY WITH ALL APPLICABLE STATE AND CITY CODES, NFPA REQUIREMENTS, AND ISO PLAN REVIEW; INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
1. INTERNATIONAL BUILDING CODE.
 2. NFPA CHAPTER 13,24 & GSA P100.
 3. LIFE SAFETY CODE NFPA-101.
 4. OWNER'S INSURANCE UNDERWRITER REQUIREMENTS.
 5. INTERNATIONAL FIRE CODE.

- 1.03 SUBMITTALS:
- A. PREPARE DETAILED WORKING DRAWINGS OF THE AUTOMATIC SPRINKLER SYSTEM.
- B. SUBMIT DRAWINGS AND CALCULATIONS TO ISO FOR REVIEW.
- C. SUBMIT FOUR (4) COPIES OF APPROVED DRAWINGS AND CALCULATIONS TO THE ARCHITECT AND TWO (2) COPIES TO THE FIRE MARSHALL FOR THEIR REVIEW AND APPROVAL.
- D. SUBMIT "CUTSHEET" SAMPLES OF SPRINKLER HEADS TO ARCHITECT FOR APPROVAL.

PART 2 - PRODUCTS

- 2.01 GENERAL:
- A. ALL MATERIALS, EQUIPMENT, VALVES AND DEVICES INSTALLED OR FURNISHED UNDER THIS CONTRACT SHALL BE UNDERWRITERS LABORATORIES (UL) LISTED AND FACTORY MUTUAL (FM) APPROVED FOR USE BY THE AUTHORITIES, AGENCIES, CODES AND STANDARDS CITED IN THIS SECTION OF THE SPECIFICATIONS.

- 2.02 PIPING:
- A. WET SYSTEM PIPING 2" AND SMALLER SCHEDULE 40. PIPING 2 1/2" AND LARGER SCHEDULE 10 BLACK STEEL PIPE SUITABLE FOR ROLL GROOVING. DRAIN PIPING SCHEDULE 40 GALVANIZED.
- B. SCHEDULE 10 SPRINKLER PIPING MAY BE USED WHERE APPROVED BY THE AUTHORITIES.
- C. PIPING FROM 5'-0" OUTSIDE BUILDING TO ALARM CHECK VALVE INSTALLATION SHALL BE DUCTILE IRON PIPING WRAPPED WITH 3 MIL POLYETHYLENE.
- D. NO MECHANICAL TEES ALLOWED.

- 2.03 HANGERS:
- A. PROVIDE NECESSARY UL APPROVED HANGERS TO SUPPORT THE SPRINKLER PIPINGS. HANGERS SHALL BE SPACED IN ACCORDANCE WITH REQUIREMENTS OF THE NFPA CHAPTER 13.

- 2.04 SPRINKLERS:
- A. SPRINKLER HEADS IN AREAS WITH SUSPENDED CEILINGS SHALL BE SEMI-RECESSED CHROME WITH MATCHING ESCUTCHEONS.
- B. SPRINKLERS IN AREAS WITHOUT CEILINGS TO BE STANDARD UPRIGHT BRASS OR PENDENT AS REQUIRED BY NFPA 13.
- C. HEAD IN VICINITY OF HEATING EQUIPMENT AND ELECTRICAL EQUIPMENT SHALL BE HIGH TEMPERATURE HEADS OF THE TYPE APPROVED BY FM AND UL.

- 2.05 FIRE DEPARTMENT SIAMESE:
- A. 5" STORZ CONNECTION. SHALL MEET NFPA 13 AND CITY OF PHARR FIRE MARSHALL REQUIREMENTS.

- 2.06 GATE VALVES:
- A. GATE VALVES 2-1/2" AND LARGER SHALL BE UNDERWRITER'S APPROVAL EQUAL TO JENKINS 825A OR CRANE 467.

- 2.07 CHECK VALVES:
- A. A FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED ON THE SYSTEM SIDE OF THE WATER SUPPLY CHECK VALVE COMPLETE WITH ITS OWN CHECK VALVE AND BALL DRIP.
- B. GATE VALVES SHALL BE APPROVED INDICATING TYPE AS REQUIRED BY NFPA. CHECK VALVES SHALL BE AS REQUIRED BY NFPA. TEST AND DRAIN VALVES SHALL BE APPROVED BRASS GLOBE, ANGLE, OR BALL VALVES COMPLETE WITH A TAMPER ALARM.

- 2.08 FLOW SWITCHES:
- A. PROVIDE A GRINNELL SERIES WFD FLOW SWITCH IN EACH SPRINKLER SYSTEM CONNECTION SERVING EACH SPRINKLER ZONE. SWITCHES SHALL BE SUITABLE FOR CONNECTION INTO THE FIRE ALARM SYSTEM.

- 2.09 MONITOR SWITCHES:
- A. EACH MANUAL SECTIONALIZING VALVE AND SHUTOFF VALVE IN THE SPRINKLER SYSTEM SHALL BE PROVIDED WITH A GRINNELL F640 MONITORING SWITCH TO INDICATE WHETHER THE VALVE IS OPEN OR CLOSED. WIRING FROM SWITCHES TO THE FIRE ALARM SYSTEM WILL BE DONE UNDER DIVISION 16. THE SWITCH SHALL HAVE A TAMPER INDICATION IF REMOVED FROM ITS MOUNTING OR THE HOUSING COVER IS REMOVED; IT SHALL SIGNAL AN ALARM WHEN THE VALVE POSITION IS ALTERED.

- 2.10 ALARM VALVE ASSEMBLIES:
- A. THE ALARM VALVE ASSEMBLY SHALL BE EQUAL TO GRINNELL MODEL A-3 CONSISTING OF A SERVICE SHUTOFF VALVE, A CLAPPER TYPE MAIN CHECK VALVE, AN AUXILIARY SEAT (ALARM OUTLET), A RETARDING CHAMBER, AND ELECTRIC CIRCUIT CLOSER, GAUGES, CHECK VALVES, GATE VALVES, GLOBE OR ANGLE VALVES AND COCKS.

- 2.11 WATER MOTOR GONG:
- A. WATER POWERED GONG WITH CLAPPER ROLLER, CLAPPER, STRAINER, WATER WHEEL SHAFT, HOUSING, COVER PLATES AND OTHER STANDARD COMPONENTS.

- 2.12 SPARE SPRINKLERS:
- A. FURNISH AND INSTALL A SUPPLY OF EXTRA SPRINKLERS OF EACH TYPE AND DEGREE LINK INSTALLED IN THE PROJECT. COMPLETE WITH MOUNTABLE BOX. MOUNT BOX ON WALL NEXT TO SPRINKLER ENTRY; PROVIDE WRENCHES FOR EACH TYPE OF SPRINKLER INSTALLED IN BOX. QUANTITY OF SPRINKLERS TO BE PER NFPA 13.

- 2.13 DOUBLE CHECK BACKFLOW PREVENTER
- A. FURNISH AND INSTALL A DOUBLE-CHECK BACKFLOW PREVENTER. ASSEMBLY SHALL MEET NFPA 13 AND CITY OF PHARR FIRE MARSHALL REQUIREMENTS.
- B. PROVIDE 2" CELLULAR GLASS INSULATION AND ALUMINUM JACKET ON BACKFLOW PREVENTER.

- 2.14 DRY PIPING
- A. GENERAL
1. PROVIDE A COMPLETE DRY PIPE FIRE RISER SYSTEM USING NITROGEN GAS FOR SUPERVISORY PRESSURE.
 2. SYSTEM SHALL COMPLY WITH NFPA 13, NFPA 25, AND LOCAL AHJ REQUIREMENTS.
 3. ALL COMPONENTS SHALL BE UL AND/OR FM LISTED.
- B. DRY PIPE VALVE ASSEMBLY
1. VALVE SHALL CONFORM TO UL 260 AND BE OF DIFFERENTIAL PRESSURE DESIGN.
 2. INCLUDE YL 1468, QUICK-OPENING DEVICE, AND FULL TRIM SET FOR:
 - A. AIR SUPPLY, PRIMING LEVEL, AND ALARM CONNECTION
 - B. DRAIN, FILL-LINE, AND PRIMING CHAMBER ATTACHMENTS
 - C. BALL DRIP VALVE AND PRESSURE GAUGES
 3. RATED FOR MINIMUM 175 PSI WORKING PRESSURE.
- C. NITROGEN GENERATOR SYSTEM
1. NITROGEN GENERATOR SYSTEM SHALL BE SIZED BASED ON TOTAL VOLUME OF ALL SYSTEMS SERVED NOT JUST THE LARGEST SYSTEM.
 2. UL/FM LISTED, DELIVERING ≥98% NITROGEN PURITY.
 3. SIZED PER SYSTEM CAPACITY AND NFPA 13 FILL-TIME REQUIREMENTS.
 4. INCLUDES INTEGRATED COMPRESSOR, FILTERS, AND PURGE VENT.
 5. PROVIDE 120V OR 240V, SINGLE-PHASE POWER CONNECTION, AS REQUIRED.
- D. AIR COMPRESSOR (IF USED)
1. SHALL BE LISTED IN UL'S FIRE PROTECTION EQUIPMENT DIRECTORY OR FM'S APPROVED GUIDE.
 2. FRACTIONAL HORSEPOWER MOTOR.
 3. POWER: 240 VAC, 60 HZ, SINGLE PHASE.
- E. AIR MAINTENANCE DEVICE
1. UL-LISTED NITROGEN-COMPATIBLE UNIT.
 2. INCLUDES PRESSURE REGULATOR, SHUTOFF VALVE, CHECK VALVE, AND FILTER.
 3. MAINTAIN SYSTEM PRESSURE BETWEEN 30–40 PSI.
- F. PRESSURE GAUGES
1. CONFORM TO UL 393 STANDARD.
 2. DIAL SIZE: 3-1/2" TO 4-1/2" DIAMETER.
 3. PRESSURE RANGE: MINIMUM 0–250 PSI.
 4. LABELS:
 - A. "WATER" OR "AIR/WATER" FOR RISER-SIDE GAUGES
 - B. RETARD FEATURE AND "AIR" OR "AIR/WATER" LABEL FOR AIR-SIDE GAUGE
- G. MONITORING & ALARM DEVICES
1. UL/FM LISTED PRESSURE SWITCHES FOR LOW AND/OR HIGH NITROGEN SUPERVISION.
 2. WATERFLOW ALARM SWITCH (VANE OR PRESSURE TYPE).
 3. CONNECT ALL TO FIRE ALARM CONTROL PANEL PER NFPA 72.
- H. DRAINS AND TESTING
1. PROVIDE MAIN DRAIN VALVE (3/4" MIN), INSPECTOR'S TEST VALVE WITH SIGHT GLASS.
 2. INSTALL DRUM DRIPS AT ALL LOW POINTS, TAGGED AND ACCESSIBLE.

PART 3 - EXECUTION

- 3.01 SCOPE:
- A. FURNISH AND INSTALL WITH ALL RELATED ITEMS, A COMPLETELY DESIGNED FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM.

- 3.02 CERTIFIED CONTRACTORS:
- A. FABRICATION AND INSTALLATION SHALL BE BY STATE LICENSED FIRE SPRINKLER COMPANY WITH EXPERIENCED, COMPETENT WORKMEN REGULARLY ENGAGED IN THE WORK.

- 3.03 COORDINATION:
- A. WORK SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:
1. REQUIRED FITTINGS AND VALVES, ETC.
 2. OVERHEAD SPRINKLER SYSTEM FOR ENTIRE BUILDING, INCLUDING ALL REQUIRED ITEMS, EXCEPT UNDER EXTERIOR CANOPIES AND/OR OVERHANGS OVER WALKWAYS.

- 3.04 DESIGN:
- A. PIPING IN AREAS HAVING CEILINGS, OTHER THAN THE UNDERSIDE OF THE ROOF DECK, SHALL BE CONCEALED; PIPING IN STORAGE AND SERVICE AREAS MAY BE EXPOSED BUT KEPT AT A MINIMUM DISTANCE FROM CEILING. ALL PIPING SHALL BE NEW, CLEAN AND FREE FROM RUST.
- B. THE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK AND SERVICES WITH ALL OTHER CEILING MOUNTED, SUSPENDED OR OVERHEAD EQUIPMENT AND WITH STRUCTURAL SYSTEM. NO SPRINKLER LINES SHALL PASS THROUGH DUCTWORK.
- C. DEEP ESCUTCHEONS MAY BE USED IN ORDER TO LOCATE HEADS CLOSE TO LIGHTING FIXTURES. WHERE SPRINKLER HEADS OCCUR UNDER OVERHANGS, ESCUTCHEONS OF LESSER DEPTH MAY BE USED WHERE ACCEPTABLE TO THE CITY FIRE MARSHAL AND NFPA 13.
- D. RISERS SHALL BE LOCATED WHERE INDICATED ON THE DRAWINGS AND BE EQUIPPED WITH VARIABLE PRESSURE ALARM VALVES. VALVES SHALL BE COMPLETE WITH ALL NECESSARY ITEMS, FITTINGS, IDENTIFICATION TAGS OR PLATES, AND ACCESSORIES INCLUDING ALARM VALVE AND WATER MOTOR GONG. DESIGN SHALL ALLOW FOR SUITABLE VENTING AND DRAINAGE OF SAME, ALL TO MEET WITH THE APPROVAL OF THE CITY FIRE MARSHAL AND THE OWNER'S INSURANCE UNDERWRITER AND NFPA 13.
- E. DESIGNS REQUIRING CUTTING OF STRUCTURAL MEMBERS FOR PASSAGE OF SPRINKLER PIPE AND HANGER SHALL BE AVOIDED. WHEN DESIGN, DUE TO ECONOMY, APPEARANCE AND SIMILAR ASPECTS, DENOTE THE NECESSITY OF CUTTING, IT SHALL BE HELD TO AN ABSOLUTE MINIMUM AND DONE ONLY WITH THE ARCHITECT'S WRITTEN APPROVAL.
- F. IN ADDITION TO MEETING THE NATIONAL FIRE PROTECTION ASSOCIATION NO. 13 REQUIREMENTS, THE FOLLOWING WILL APPLY TO THE SPRINKLER SYSTEM:
1. THE SPRINKLER SYSTEM SHALL BE ELECTRICALLY INTER-CONNECTED TO THE BUILDING FIRE ALARM SYSTEM.
 2. THE SPRINKLER SYSTEM MAIN CONTROL VALVE SHALL BE ELECTRICALLY SUPERVISED SO THAT AT LEAST A LOCAL ALARM WILL SOUND WHEN THE VALVE IS CLOSED.

- 3.05 DRAWINGS:
- A. SHOP DRAWINGS CONSISTING OF THE FOLLOWING SHALL BE FURNISHED BY THE SPRINKLER SUB-CONTRACTOR:
1. LAYOUT DRAWING OF COMPLETE OVERHEAD AUTOMATIC SPRINKLER SYSTEM INDICATING RELATIONSHIP OF ALL OTHER OVERHEAD ITEMS INCLUDING LIGHT FIXTURES, LOCATION OF RISERS, PIPING, ETC. SHALL BE AS INCONSPICUOUS AS POSSIBLE, PROVIDE A PLEASING OVERHEAD APPEARANCE, AND STILL FULFILL ALL FUNCTIONAL REQUIREMENTS.
 2. SPRINKLER CONTRACTOR SHALL OBTAIN A COPY OF APPROVED CEILING GRID SYSTEM FROM CEILING SUB-CONTRACTOR AND SHALL WORK TO THIS LAYOUT WHEN PREPARING SHOP DRAWINGS AND INSTALLING WORK. CUTTING OF CEILING RUNNERS WILL NOT BE PERMITTED.
 3. PILOT PLAN INDICATING LOCATION OF ALL UNDERGROUND CONNECTIONS, CONTROL VALVES, PIPING AND ALL RELATED ITEMS, AND ANY OTHER ITEMS OF DATA DEEMED NECESSARY BY THE CITY FIRE MARSHAL AND NFPA 13.
 4. COMPLETE DETAILS AND SECTIONS AS REQUIRED TO CLEARLY DEFINE AND CLARIFY THE DESIGN INDICATED BY THE AFOREMENTIONED LAYOUT AND PILOT PLAN.
 5. ALL SHOP DRAWINGS, PRIOR TO BEING SENT TO THE ARCHITECT, MUST BEAR BOTH THE CITY FIRE ENGINEERING DEPT. STAMP OF ACCEPTANCE AND THE OWNER'S INSURANCE UNDERWRITER STAMP OF ACCEPTANCE.
- B. FURNISH AND INSTALL, NEXT TO THE SPRINKLER RISER MAIN, A PRINTED SHEET, PROTECTED BY WOOD FRAMED GLASS COVER, GIVING BRIEF INSTRUCTIONS REGARDING CONTROL, EMERGENCY PROCEDURE AND OTHER DATA AS DEEMED NECESSARY BY THE CITY FIRE MARSHAL.
- C. UPON COMPLETION OF THE WORK, ACCURATELY MARK ONE COPY OF SHOP DRAWINGS SHOWING LOCATION OF ALL UNDERGROUND FIRE PREVENTION SYSTEM PIPING, VALVES, ETC., AS FINALLY INSTALLED. SHOW LOCATION OF UNDERGROUND PIPING AND VALVES BY DIMENSION. ALSO, GIVE FLOW LINE ELEVATIONS OF UNDERGROUND PIPING FROM STREET MAIN TO BUILDING. UPON COMPLETION OF THE JOB, FURNISH OWNER ONE (1) NEAT LEGIBLE COPY OF "AS BUILT" DRAWINGS.

- 3.06 INSTALLATION:
- A. SLEEVES SHALL BE PROVIDED FOR PIPING PASSING THROUGH CONCRETE SLABS, CONCRETE OR MASONRY WALLS AND PARTITIONS, THROUGH FLOORS, CEILINGS, WALLS, OR PARTITIONS OF OTHER BUILDING MATERIALS. WATERTIGHT SLEEVES CAULKED WITH MASTIC OR LEAD SHALL BE PROVIDED FOR FLOOR SLABS AND WALLS ON OR BELOW GRADE. STANDARD PIPE OR GALVANIZED SHEET METAL SLEEVES SHALL BE INSTALLED IN ABOVE GRADE CONSTRUCTION AS MAY BE REQUIRED. THE SLEEVES SHALL BE OF SUFFICIENT DIAMETER TO PASS PIPE LINES WITH COUPLINGS OR WITH INSULATION OR ANNULAR AREA FOR CAULKING WHERE REQUIRED. ESCUTCHEONS SHALL BE APPROVED FLOOR AND CEILING PLATES MADE OF STEEL OR BRASS, PLAIN OR CHROMIUM PLATE FINISH AND SHALL BE INSTALLED AROUND ALL EXPOSED PIPING PASSING THROUGH A FINISHED FLOOR, WALL OR CEILING. THE PLATES SHALL BE OF SUFFICIENT OUTSIDE DIAMETER TO COVER THE SLEEVE OPENING AND SHALL BE PROVIDED WITH SPRINGS OR SET SCREWS TO INSURE THEM FITTING SNUGLY AROUND THE PIPE.
- B. ALL OPENINGS FOR PIPING SHOULD BE ANTICIPATED AND INDICATED ON THE APPROVED AND ACCEPTED SHOP DRAWINGS. ANY ADDITIONAL CUTTING OF OPENINGS MUST HAVE WRITTEN APPROVAL OF THE ARCHITECT.
- C. THIS CONTRACTOR WILL NOT USE AIR CONDITIONING DUCT SUPPORTS, AIR DEVICE OUTLETS OR SUPPORTS, PIPING OR SUPPORTS AS A MEANS OF SUPPORT OF ANY MATERIAL, ACCESSORIES OR WORKMEN IN THE INSTALLATION OF THE SYSTEM.

- 3.07 GUARANTEE:
- A. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE BUILDING ACCEPTANCE DATE.

- 3.08 TESTS:
- A. PRIOR TO CONNECTING TO THE OVERHEAD SPRINKLER PIPING, THE UNDERGROUND MAIN SHALL BE FLUSHED PER THE REQUIREMENTS OF THE NFPA.
- B. AFTER COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED FOR ACCEPTANCE BY THE OWNER'S INSURANCE UNDERWRITER.
- 3.09 ACCEPTANCE:
- A. AFTER COMPLETION OF ALL INSTALLATION, TESTS, ETC. AND PRIOR TO THE OPENING DATE THE SPRINKLER CONTRACTOR SHALL INSTRUCT THE OWNER IN THE OPERATION OF THE SPRINKLER SYSTEM. PROVIDE WRITTEN OPERATING INSTRUCTIONS AND MOUNT ON WALL IN A FRAME WITH GLASS FRONT. INCLUDE THE FOLLOWING SO THAT THE OWNER:
1. WILL IMMEDIATELY RECOGNIZE THE MAIN VALVES ARE IN OPEN OR CLOSED POSITION.
 2. WILL KNOW HOW TO DRAIN THE SYSTEM.
 3. WILL KNOW HOW TO RESET THE ALARM SYSTEM.
 4. WILL KNOW NOW TO MAKE COMPLETE WEEKLY INSPECTION.
 5. WILL KNOW HOW TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH NFPA NO. 13.

- 3.10 PROTECTION DURING CONSTRUCTION:
- A. CONTRACTOR SHALL COMPLETE THE AUTOMATIC FIRE SPRINKLER SYSTEM READY FOR OPERATION, IN ALL RESPECTS, AS SOON AS POSSIBLE. WHEN THE SYSTEM IS COMPLETE AND READY FOR CONTINUOUS OPERATION, ACTIVATE THE SYSTEM FOR ITS INTENDED USE.

FIRE PROTECTION NOTES:

- A. CONTRACTOR SHALL INSTALL AN AUTOMATIC SPRINKLER SYSTEM FOR THE BUILDING IN ACCORDANCE WITH NFPA 13. "INSTALLATION OF SPRINKLER SYSTEM" AS DESIGNED BY A LICENSED FIRE PROTECTION SPECIALIST, AND AS APPROVED BY THE CITY OF PHARR, TX. FIRE MARSHALL AND AS APPROVED BY THE GSA REGIONAL FIRE PROTECTION ENGINEER.
- B. ALL SPRINKLERS LOCATED IN LIGHT HAZARD AND ORDINARY HAZARD GROUP 1 AREA SHALL BE "STANDARD ORIFICE TYPE" WITH 1/2 INCH DIAMETER NOMINAL ORIFICE SIZE, AND ALL SPRINKLERS LOCATED IN ORDINARY HAZARD GROUP 2 AREA SHALL BE "LARGE ORIFICE TYPE" WITH 17/32 INCH DIAMETER NOMINAL ORIFICE SIZE OR OTHER FM APPROVED AND UL LISTED SPRINKLERS AS APPROVED FOR THE PROPOSED APPLICATION.
- C. CONTRACTOR SHALL INSTALL 10 POUND DRY CHEMICAL PORTABLE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS IN ACCORDANCE WITH NFPA 10. UNLESS OTHERWISE INDICATED BY THE CITY FIRE MARSHAL.
- D. CONTRACTOR SHALL SUBMIT FOR ENGINEER'S REVIEW AND APPROVAL (BEFORE THE COMMENCEMENT OF WORK) A PROPOSED FIRE PROTECTION SPRINKLER SYSTEM PREPARED BY A LICENSED AND REGISTERED FIRE SPRINKLER SYSTEM PROFESSIONAL. THE SUBMITTAL SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:
1. CONSTRUCTION DRAWINGS OF THE PROPOSED FIRE PROTECTION SYSTEM. INCLUDING: PIPE LAYOUT, ALARM VALVE, DRAIN VALVES, TEST VALVES, ETC., AND THE CENTERLINE ELECATIONSN OF THE BRANCH LINES, CROSS MAINS AND FEED MAINS.
 2. CONTRACTOR'S WORK PLAN AND SCHEDULING.
 3. METHODS AND MATERIALS OF CONSTRUCTION. THE LICENSED PROFESSIONAL MUST BE KNOWLEDGEABLE WITH AND IN COMPLIANCE WITH ALL APPROPRIATE UL LISTINGS AND FACTORY MUTUAL REQUIREMENTS. SYSTEM DESIGN, MATERIAL, FABRICATION AND INSTALLATION SHALL MEET MOST CURRENT EDITION OF NFPA 13, INTERNATIONAL FIRE CODE, AND FACTORY MUTUAL DESIGN AND INSTALLATION REQUIREMENTS AND SHALL BE SUBMITTED FOR APPROVAL BY CITY FIRE MARSHAL.
- E. 2 1/2" AND LARGER PIPING SHALL BE STEEL SCH-10 ASTM A53 WITH CUT GROOVED FITTINGS. 2" AND SMALLER PIPING SHALL BE BLACK CARBON STEEL SCH-40 ASTM A53 WITH THREADED CLASS 125 FITTINGS. ALL PIPE HANGERS SHALL BE BLACK CARBON STEEL. PIPING, FITTINGS AND PIPE HANGERS BE AS MANUFACTURED BY VICTAULIC, ITT GRINNELL, GRUVLOK OR APPROVED EQUAL. OR OTHER FM APPROVED AND UL LISTED PIPING AS APPROVED FOR THE PROPOSED APPLICATION.
- F. ALL PIPE HANGER MATERIAL TO BE BLACK IRON.
- G. ALL PIPING AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT GAUGE PRESSURE OF 200 PSI (13.8 BAR) OR 50 PSI (3.4 BAR) IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT GAUGE PRESSURE OF 5 PSI (0.34 BAR) FOR 2 HOURS.
- H. CONTRACTOR SHALL INSTALL FIRE PROTECTION SYSTEM PLUMB AND STRAIGHT WITH BUILDING VERTICAL AND HORIZONTAL.
- I. ALL VALVES SUCH AS INSPECTOR TEST VALVES TO BE LOCATED AT LEAST 6' FROM FLOOR. INSPECTOR TEST VALVES SHALL BE INSTALLED AS PER NFPA 13 REQUIREMENTS.
- J. CONTRACTOR SHALL PLACE THE SPRINKLER HEADS IN THE CENTERS OF THE CEILING TILES, AND SHALL ALIGN SPRINKLER HEADS.
- K. CONTRACTOR SHALL INSTALL HIGH END TEST STATIONS AND LOW END DRAINS AS REQUIRED BY NFPA 13.
- L. CONTRACTOR SHALL INSTALL ALL SPRINKLER PIPES AND FITTINGS LEVEL, SO THAT THE SYSTEM CAN BE DRAINED, TRAPPED PIPING SHALL BE DRAINED THROUGH AUXILIARY DRAINS. THESE AUXILIARY DRAINS SHALL BE INSTALLED AT THE LOCATIONS WHERE A CHANGE IN PIPING DIRECTION PREVENTS DRAINAGE OF THE SYSTEM PIPING THROUGH THE MAIN DRAIN VALVE.

THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.

AVO# 33135

half

September 30, 2025
9/30/2025

ASI 014

Pharr FY16 DAP - Agricultural Labs, Dock Expansion 1 & 2
City of Pharr
GSA & CIP
10/1/2025

This submittal shall be prepared and part of the Building/Construction Documents and is subject to change, quality, add to, delete, and/or otherwise update the plans and specifications. Where provisions of this submittal differ from those of the original Building/Construction Documents, this submittal shall have precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-002 ENLARGED UTILITY PLAN

- This sheet has been updated to respond to RFI 067 - Steel Casing
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Solder Casing, and Tunnel Water Casing
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the cemetery sewer has been removed from the plans

FIRE PROTECTION

FP-101 FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.14 City Piping

FP-101 CONCEPTUAL FIRE PROTECTION PLAN - AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Fire Risers
- Updated Key Note number 3

FP-101 CONCEPTUAL FIRE PROTECTION PLAN - AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION (N.A.) - AREA B

FP-101 CONCEPTUAL FIRE PROTECTION PLAN - AREA C

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION (N.A.) - AREA C

FP-101 CONCEPTUAL FIRE PROTECTION PLAN - AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION (N.A.) - AREA D

FP-101 FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator

PLUMBING

FP-101 PLUMBING SCHEDULES

- Food Waste Disposer Note was revised

STRUCTURAL

S-001 MASONRY DETAILS

- This sheet is associated with RFI 190 - (Detail S-001 Confirmation)
- Masonry Lintel Details were updated
- Reinforcing at Wall Opening - Note 3 was updated

EXISTING

AREA A

AREA B

AREA C

AREA D

N

↑

No.	Date	Description
14	09/16/2025	ASI014

STATE OF TEXAS

MARK ANDREW SISLEN

92734

9-16-2025

Pharr

CITY OF PHARR, TEXAS

GSA

GENERAL SERVICES ADMINISTRATION
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FORT WORTH, TEXAS 76102-6195
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TEXAS DEPARTMENT OF TRANSPORTATION

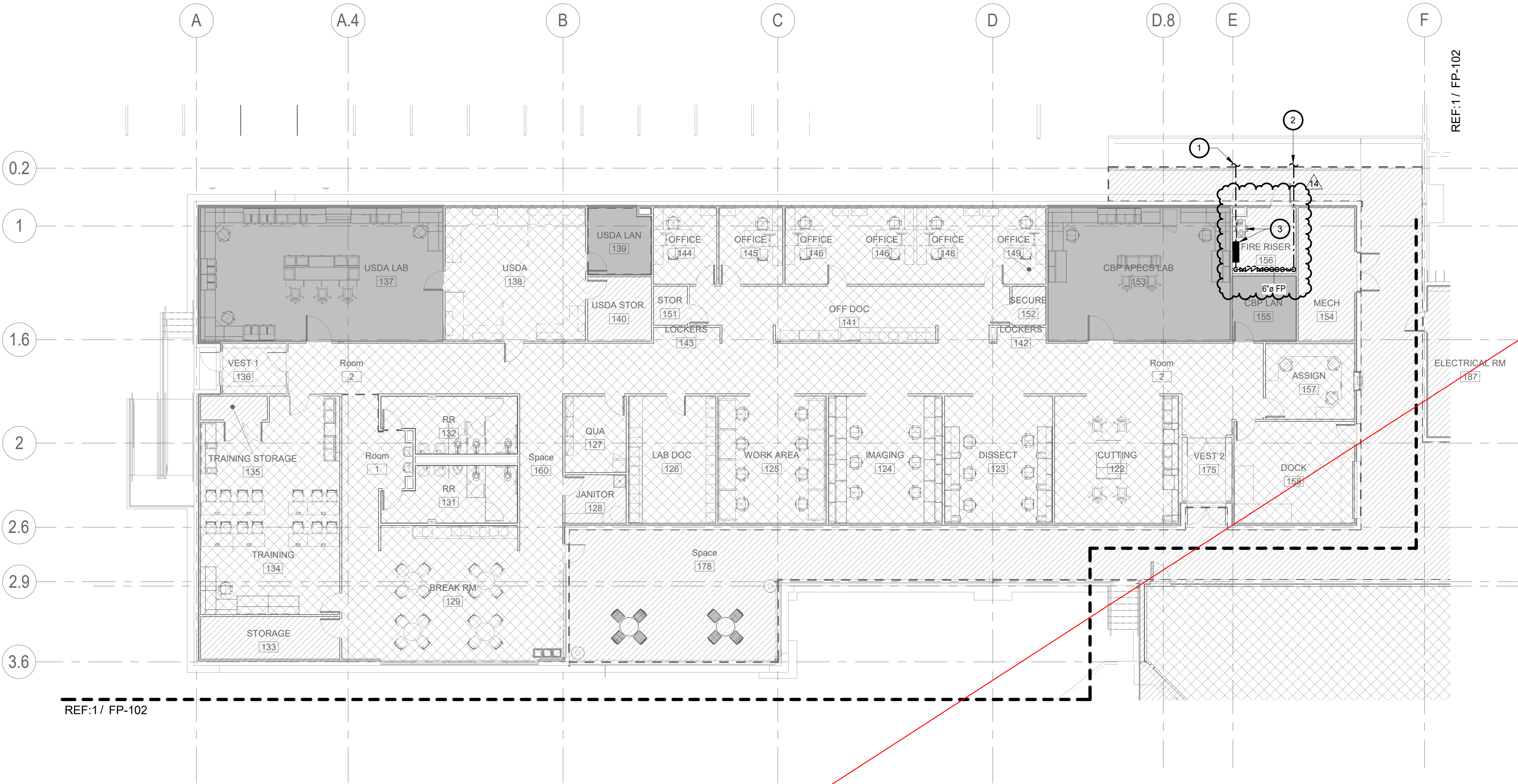
half

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TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

FIRE PROTECTION
PERFORMANCE
SPECIFICATION

SCALE: AS NOTED	SHEET		OF
DN	CONT	SECT	JOB
CK DN	921	02	424,425,433
DN	DIST		COUNTY
CK DN	PHR		HIDALGO
TR			SHEET NO.
CK TR			FP-001



LEGEND

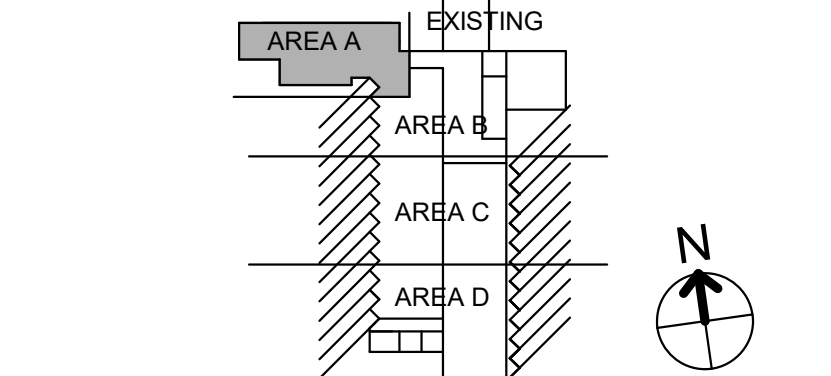
- LIGHT HAZARD FOR CLASS ROOMS, OFFICES, CORRIDORS, GYMNASIUM, CAFETERIA, AUDITORIUM (EXCEPT STORAGE AREA), LIBRARY (EXCEPT LARGE STACK ROOM AREAS). DESIGN DENSITY IS 0.10 GPM/SQ.FT. 100 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.
- ORDINARY HAZARD GROUP 1. DESIGN DENSITY IS 0.15 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.
- ORDINARY HAZARD GROUP 2 FOR STORAGE ROOMS, MECHANICAL ROOMS, LARGE STACK ROOM AREAS OF THE LIBRARY (IF ANY). DESIGN DENSITY IS 0.20 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

GENERAL NOTES

- UNCONDITIONED LOADING AND DOCK AREAS SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM. PROVIDE AN ALTERNATE PRICE FOR DRY PIPE COVERAGE IN ALL EXTERIOR EXPOSED AREAS OF BUILDING. INCLUDING ALL ACCESSORIES, NITROGEN GENERATOR.
- COLD INSPECTION DOCK AREAS WHERE TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM.
- FOR ALL DRY PIPE FIRE SPRINKLER SYSTEMS ALL PIPING SHALL BE SCHEDULE 40 AND SHALL BE PITCHED IN ACCORDANCE WITH NFPA 13 TO ALLOW FOR FULL DRAINING OF SYSTEM.
- HOSE STREAM ALLOWANCE FOR WAREHOUSES SHALL BE 500 GPM FOR 90 MINUTES PER NFPA 13.
- HLVS FANS WHERE INDICATED ON MECHANICAL DRAWINGS MUST BE INSTALLED A MINIMUM OF 3 FEET BELOW SPRINKLER DEFLECTOR AND CENTERED BETWEEN (4) FOUR ADJACENT SPRINKLERS PER NFPA 12.1.4.1.
- PROVIDE A WET-PIPE FIRE SPRINKLER SYSTEM WITH A SUPERVISED ISOLATION CONTROL VALVE FOR ALL LAN/TELEPHONE ROOMS. PROVIDE CONCEALED TYPE FIRE SPRINKLERS WITH A TEMPERATURE RATING OF 212 DEGREES F. THE SPRINKLER PIPING FOR ALL LAN/TELEPHONE ROOMS SHALL BE HYDROSTATICALLY TESTED AT 220 PSI MINIMUM FOR TWO HOURS.
- IN ADDITION TO THE FIRE SPRINKLER SYSTEM, A SUPPLEMENTAL CHEMICAL FIRE SUPPRESSION SYSTEM SHALL ALSO BE INSTALLED FOR ALL LAN ROOMS. REFER TO SPECIFICATION SECTION 212200 FOR SYSTEM PERFORMANCE REQUIREMENTS AND SPECIFICATIONS.
- ALL FIRE PROTECTION SYSTEM PIPING SHALL BE CLEAN, PRIMED AND PAINTED WITH ONE COAT OF RED ALKYD GLOSS ENAMEL PAINT. EXPOSED PIPING IN FINISHED AREAS SHALL BE PAINTED TO MATCH ADJACENT SURFACES AND PROVIDED WITH 2-INCH WIDE RED ALKYD FLOSS ENAMEL PAINT BANDS EVERY 10 FEET AND ON BOTH SIDES OF WALL, CEILING AND FLOOR PENETRATIONS. SUBJECT TO APPROVAL BY CBP, PAINTING ALL EXPOSED PIPING IN FINISHED AREAS WITH RED ALKYD GLOSS ENAMEL PAINT MAY BE CONSIDERED AN ACCEPTABLE ALTERNATIVE TO PAINTING BANDS.

KEY NOTES

- 6" UNDERGROUND FIRE SERVICE. RE: C-402 FOR CONTINUATION.
- 4" UNDERGROUND FIRE DEPARTMENT CONNECTION (FDC) LINE. RE: C-402 FOR CONTINUATION TO FDC.
- NITROGEN GENERATING AIR COMPRESSOR FOR DRY-PIPE SPRINKLER SYSTEM. NITROGEN GENERATOR SYSTEM SHALL BE SIZED BASED ON TOTAL VOLUME OF ALL SYSTEMS SERVED NOT JUST THE LARGEST SYSTEM.



No.	Date	Description
3	03/21/2025	ASI 003
14	09/16/2025	ASI014



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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
CONCEPTUAL FIRE
PROTECTION PLAN - AREA
A

SCALE:	AS NOTED	SHEET		OF
DN:	CON	SECT	JOB	HIGHWAY
CK DN:	921	02	424,425,433	PHARR INT. BRIDGE
DW:	DIST	COUNTY	SHEET NO.	
CK DW:	PHR	HIDALGO	FP-101	

half

September 24, 2025
57325.002

ASI 014
Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TXDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amend, or delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-402: ENLARGED UTILITY PLAN

- This sheet has been updated in response to RFI #67 - Steel Casing.
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Solvent Detail, and Typical Water Crossing.
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.1.4 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN - AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Riser Room.
- Updated Key Note number 3.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN - AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.

FP-103: CONCEPTUAL FIRE PROTECTION PLAN - AREA C

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN - AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.

FP-501: FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator.

PLUMBING

P-501: PLUMBING SCHEDULES

- Food Waste Disposer Note was revised.

STRUCTURAL

S-501: MASONRY DETAILS

- This sheet is associated with RFI #90 - (Detail S-501 Clarification).
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening - Note 3 was updated.

1 CONCEPTUAL FIRE PROTECTION PLAN - AREA A
3/32" = 1'-0"

DOES NOT APPLY TO PCO 31

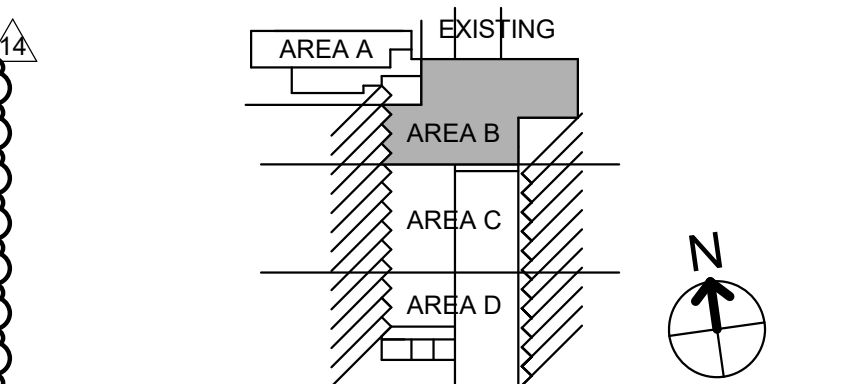
THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.

LEGEND

- LIGHT HAZARD FOR CLASS ROOMS, OFFICES, CORRIDORS, GYMNASIUM, CAFETERIA, AUDITORIUM (EXCEPT STORAGE AREA), LIBRARY (EXCEPT LARGE STACK ROOM AREAS). DESIGN DENSITY IS 0.10 GPM/SQ.FT. 100 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.
- ORDINARY HAZARD GROUP 1. DESIGN DENSITY IS 0.15 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.
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GENERAL NOTES

- UNCONDITIONED LOADING AND DOCK AREAS SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM. PROVIDE AN ADD-ALTERNATE PRICE FOR DRY PIPE COVERAGE IN ALL EXTERIOR EXPOSED AREAS OF BUILDING. INCLUDING ALL ACCESSORIES, NITROGEN GENERATOR.
- COLD INSPECTION DOCK AREAS WHERE TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM.
- FOR ALL DRY PIPE FIRE SPRINKLER SYSTEMS ALL PIPING SHALL BE SCHEDULE 40 AND SHALL BE PITCHED IN ACCORDANCE WITH NFPA 13 TO ALLOW FOR FULL DRAINING OF SYSTEM.
- HOSE STREAM ALLOWANCE FOR WAREHOUSES SHALL BE 500 GPM FOR 90 MINUTES PER NFPA 13.
- HLVS FANS WHERE INDICATED ON MECHANICAL DRAWINGS MUST BE INSTALLED A MINIMUM OF 3 FEET BELOW SPRINKLER DEFLECTOR AND CENTERED BETWEEN (4) FOUR ADJACENT SPRINKLERS PER NFPA 12.1.4.1.
- PROVIDE A WET-PIPE FIRE SPRINKLER SYSTEM WITH A SUPERVISED ISOLATION CONTROL VALVE FOR ALL LAN/TELEPHONE ROOMS. PROVIDE CONCEALED TYPE FIRE SPRINKLERS WITH A TEMPERATURE RATING OF 212 DEGREES F. THE SPRINKLER PIPING FOR ALL LAN/TELEPHONE ROOMS SHALL BE HYDROSTATICALLY TESTED AT 220 PSI MINIMUM FOR TWO HOURS.
- IN ADDITION TO THE FIRE SPRINKLER SYSTEM, A SUPPLEMENTAL CHEMICAL FIRE SUPPRESSION SYSTEM SHALL ALSO BE INSTALLED FOR ALL LAN ROOMS. REFER TO SPECIFICATION SECTION 212200 FOR SYSTEM PERFORMANCE REQUIREMENTS AND SPECIFICATIONS.
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No.	Date	Description
14	09/16/2025	ASI014



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TEL (956) 664-0286 FAX (956) 664-0282 TBPE FIRM #F-312

PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
CONCEPTUAL FIRE
PROTECTION PLAN - AREA
B

SCALE: AS NOTED		SHEET		OF
DN	CONT	SECT	JOB	HIGHWAY
CK DN	921	02	424.425.433	PHARR INT. BRIDGE
DW	DIST		COUNTY	SHEET NO.
CK DW	PHR		HIDALGO	FP-102

September 24, 2025
57325.000

ASI 014
Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TxDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provision of this Modification differs from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-402: ENLARGED UTILITY PLAN

- This sheet has been updated in response to RFI 167 - Steel Casing.
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Riser Detail, and Typical Water Crossing.
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.14 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN - AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Riser Room.
- Updated Key Notes 1 through 2.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN - AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.

FP-103: CONCEPTUAL FIRE PROTECTION PLAN - AREA C

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN - AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.

FP-501: FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator.

PLUMBING

P-001: PLUMBING SCHEDULES

- Flood Waste Disposer Note was revised.

STRUCTURAL

S-501: MASONRY DETAILS

- This sheet is associated with RFI 169 - Detail S-501 Classification.
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening - Note 3 was updated.

REF:1/ FP-103

1 CONCEPTUAL FIRE PROTECTION PLAN - AREA B
3/32" = 1'-0"

DOES NOT APPLY TO PCO 31

THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-002 ENLARGED UTILITY PLAN

- This sheet has been updated in response to RFI 487 - Steel Casing
- This sheet has been updated to include the following details: Fire Department Connector (FDC) Detail Detail, and Typical Water Casing
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001 FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.14 Dry Piping.
- FP-001 CONCEPTUAL FIRE PROTECTION PLAN - AREA A
- Revised General Notes 1 through 2 and updated the plan view for the Floor Room.
- Updated Key Note number 3.
- FP-001 CONCEPTUAL FIRE PROTECTION PLAN - AREA B
- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.
- FP-001 CONCEPTUAL FIRE PROTECTION PLAN - AREA C
- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.
- FP-001 CONCEPTUAL FIRE PROTECTION PLAN - AREA D
- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.
- FP-001 FIRE PROTECTION DETAILS
- Updated the Fire Sprinkler Riser Detail to include a Fire Engineered Nitrogen Generator.

PLUMBING

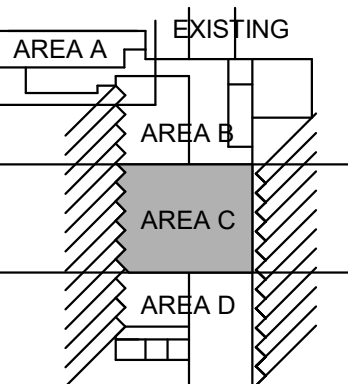
P-001 PLUMBING SCHEDULES

- Flood Waste Disposer Note was revised.

STRUCTURAL

S-001 MASONRY DETAILS

- This sheet is associated with RFI 490 - Detail 5-001 Classification.
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening - Note 2 was updated.



No.	Date	Description
14	09/16/2025	ASI014



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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
CONCEPTUAL FIRE
PROTECTION PLAN - AREA
C

SCALE: AS NOTED		SHEET OF	
DN:	CONT	JOB	HIGHWAY
CK DN:	921	02	424,425,433 PHARR INT. BRIDGE
OW:			
CK OW:	DIST	COUNTY	SHEET NO.
TR:	PHR	HIDALGO	FP-103
CK TR:			

LEGEND

LIGHT HAZARD FOR CLASS ROOMS, OFFICES, CORRIDORS, GYMNASIUM, CAFETERIA, AUDITORIUM (EXCEPT STORAGE AREA), LIBRARY (EXCEPT LARGE STACK ROOM AREAS). DESIGN DENSITY IS 0.10 GPM/SQ.FT. 100 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

ORDINARY HAZARD GROUP 1. DESIGN DENSITY IS 0.15 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

ORDINARY HAZARD GROUP 2 FOR STORAGE ROOMS, MECHANICAL ROOMS, LARGE STACK ROOM AREAS OF THE LIBRARY (IF ANY). DESIGN DENSITY IS 0.20 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

GENERAL NOTES

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THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.

1 CONCEPTUAL FIRE PROTECTION PLAN - AREA C

3/32" = 1'-0"

DOES NOT APPLY TO PCO 31

half

September 24, 2025
07:53:02

ASI 014
Pharr FY16 DAP - Import Dock, Dock Expansion 1 & 2
City of Pharr
GSA & CBP
11/20/25

This modification shall be considered part of the Existing/Construction Documents and is issued to change, clarify, and to delete items or otherwise update the plans and specifications. Where provisions of this modification conflict with the original plans and specifications, the provisions of this modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

CIVIL - ENLARGED UTILITY PLANS

- This sheet has been updated in response to RFI #07 - Steel Casing
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Isolated Casing, and Typical Water Casing
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.54 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN - AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Rear Room
- Updated key frame number 3.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN - AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.

FP-103: CONCEPTUAL FIRE PROTECTION PLAN - AREA C

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN - AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.

FP-001: FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Detail to include a Pre-Engineered Nitrogen Generator

PLUMBING

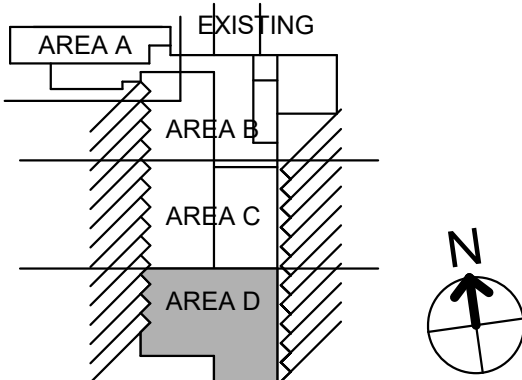
P-001: PLUMBING SCHEDULES

- Food Waste Disposer Note was revised.

STRUCTURAL

S-001: MASONRY DETAILS

- This sheet is associated with RFI #09 - (Detail S-001 Clarification)
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening - Note 2 was updated.



No.	Date	Description
14	09/16/2025	ASI014



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PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS
CONCEPTUAL FIRE
PROTECTION PLAN - AREA
D

SCALE:	AS NOTED	SHEET OF			
DN:		CONT	SECT	JOB	HIGHWAY
CK DN:		921	02	424,425,433	PHARR INT. BRIDGE
OW:					
CK OW:		DIST		COUNTY	SHEET NO.
TR:		PHR		HIDALGO	FP-104
CK TR:					

LEGEND

LIGHT HAZARD FOR CLASS ROOMS, OFFICES, CORRIDORS, GYMNASIUM, CAFETERIA, AUDITORIUM (EXCEPT STORAGE AREA), LIBRARY (EXCEPT LARGE STACK ROOM AREAS). DESIGN DENSITY IS 0.10 GPM/SQ.FT. 100 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

ORDINARY HAZARD GROUP 1. DESIGN DENSITY IS 0.15 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

ORDINARY HAZARD GROUP 2 FOR STORAGE ROOMS, MECHANICAL ROOMS, LARGE STACK ROOM AREAS OF THE LIBRARY (IF ANY). DESIGN DENSITY IS 0.20 GPM/SQ.FT. 250 GPM HOSE ALLOWANCE DESIGN AREA=1500 SQ. FT.

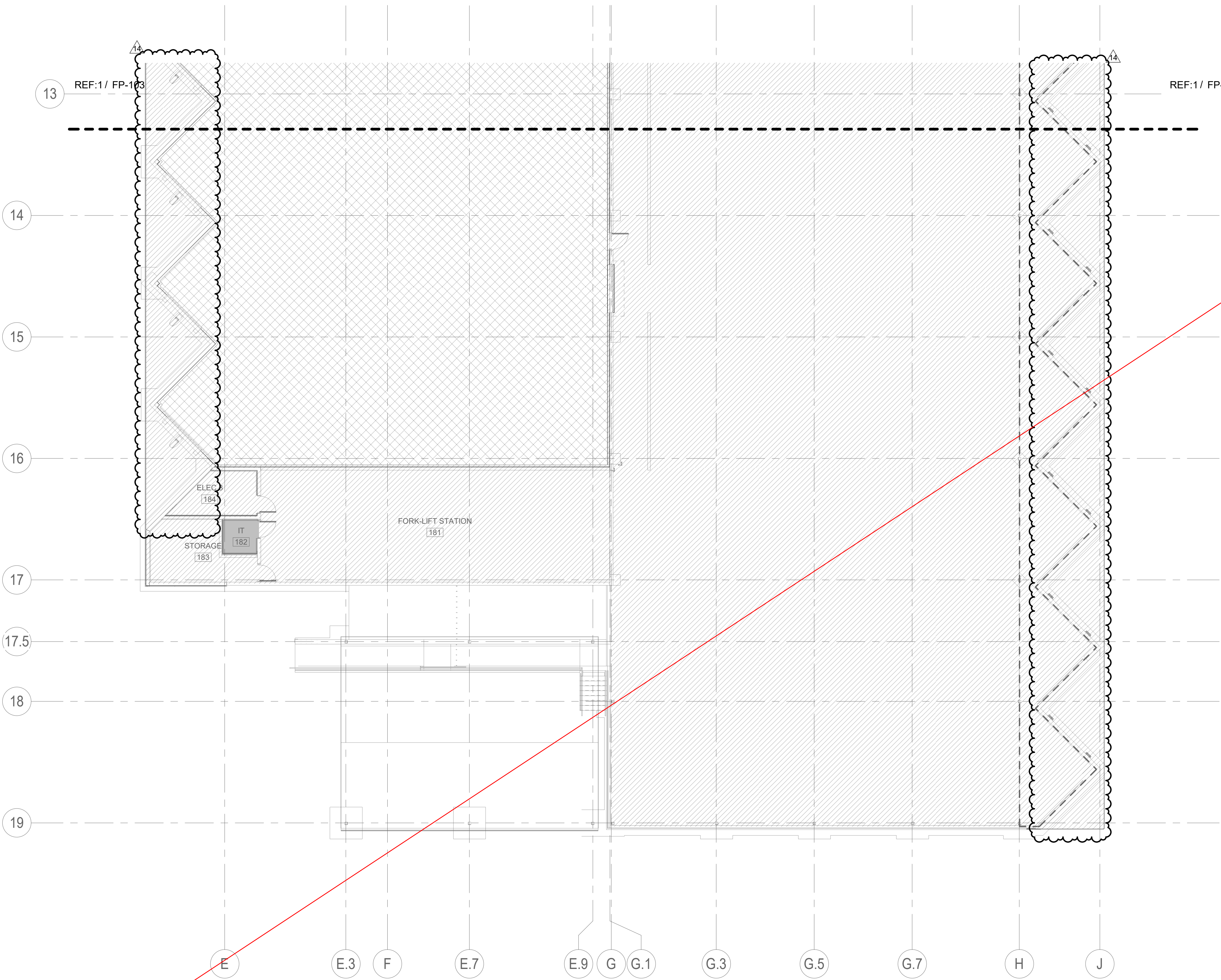
GENERAL NOTES

- UNCONDITIONED LOADING AND DOCK AREAS SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM. PROVIDE AN ADD-ALTERNATE PRICE FOR DRY PIPE COVERAGE IN ALL EXTERIOR EXPOSED AREAS OF BUILDING. INCLUDING ALL ACCESSORIES, NITROGEN GENERATOR.
- COLD INSPECTION DOCK AREAS WHERE TEMPERATURES ARE BELOW 40 DEGREES FAHRENHEIT SHALL BE PROTECTED WITH A NITROGEN DRY PIPE SPRINKLER SYSTEM.
- FOR ALL DRY PIPE FIRE SPRINKLER SYSTEMS ALL PIPING SHALL BE SCHEDULE 40 AND SHALL BE PITCHED IN ACCORDANCE WITH NFPA 13 TO ALLOW FOR FULL DRAINING OF SYSTEM.
- HOSE STREAM ALLOWANCE FOR WAREHOUSES SHALL BE 500 GPM FOR 90 MINUTES PER NFPA 13.
- HLVS FANS WHERE INDICATED ON MECHANICAL DRAWINGS MUST BE INSTALLED A MINIMUM OF 3 FEET BELOW SPRINKLER DEFLECTOR AND CENTERED BETWEEN (4) FOUR ADJACENT SPRINKLERS PER NFPA 12.1.4.1.
- PROVIDE A WET-PIPE FIRE SPRINKLER SYSTEM WITH A SUPERVISED ISOLATION CONTROL VALVE FOR ALL LAN/TELEPHONE ROOMS. PROVIDE CONCEALED TYPE FIRE SPRINKLERS WITH A TEMPERATURE RATING OF 212 DEGREES F. THE SPRINKLER PIPING FOR ALL LAN/TELEPHONE ROOMS SHALL BE HYDROSTATICALLY TESTED AT 220 PSI MINIMUM FOR TWO HOURS.
- IN ADDITION TO THE FIRE SPRINKLER SYSTEM, A SUPPLEMENTAL CHEMICAL FIRE SUPPRESSION SYSTEM SHALL ALSO BE INSTALLED FOR ALL LAN ROOMS. REFER TO SPECIFICATION SECTION 212200 FOR SYSTEM PERFORMANCE REQUIREMENTS AND SPECIFICATIONS.
- ALL FIRE PROTECTION SYSTEM PIPING SHALL BE CLEAN, PRIMED AND PAINTED WITH ONE COAT OF RED ALKYD GLOSS ENAMEL PAINT. EXPOSED PIPING IN FINISHED AREAS SHALL BE PAINTED TO MATCH ADJACENT SURFACES AND PROVIDED WITH 2-INCH WIDE RED ALKYD FLOSS ENAMEL PAINT BANDS EVERY 10 FEET AND ON BOTH SIDES OF WALL, CEILING AND FLOOR PENETRATIONS. SUBJECT TO APPROVAL BY CBP, PAINTING ALL EXPOSED PIPING IN FINISHED AREAS WITH RED ALKYD GLOSS ENAMEL PAINT MAY BE CONSIDERED AN ACCEPTABLE ALTERNATIVE TO PAINTING BANDS.

1 CONCEPTUAL FIRE PROTECTION PLAN - AREA D
3/32" = 1'-0"

DOES NOT APPLY TO PCO 31

THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.



CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-402: ENLARGED UTILITY PLAN

- This sheet has been updated in response to RFI #67 - Steel Casing.
- This sheet has been updated to include the following details: Fire Department Connection (FDC), Bolted Detail, and Typical Water Crossing.
- The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

- Revised notes A through H in Section 2.14 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN - AREA A

- Revised General Notes 1 through 2 and updated the plan view for the Riser Room.
- Updated Key Note number 3.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN - AREA B

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.

FP-103: CONCEPTUAL FIRE PROTECTION PLAN - AREA C

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN - AREA D

- Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.

FP-501: FIRE PROTECTION DETAILS

- Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator.

PLUMBING

P-501: PLUMBING SCHEDULES

- Food Waste Disposer Note was revised.

STRUCTURAL

S-501: MASONRY DETAILS

- This sheet is associated with RFI #90 - (Detail S-501 Clarification).
- Masonry Lintel Details were updated.
- Reinforcing at Wall Opening - Note 3 was updated.

No.	Date	Description
14	09/16/2025	ASI014



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819 TAYLOR STREET
FORT WORTH, TEXAS 76102-6195
817-978-3334
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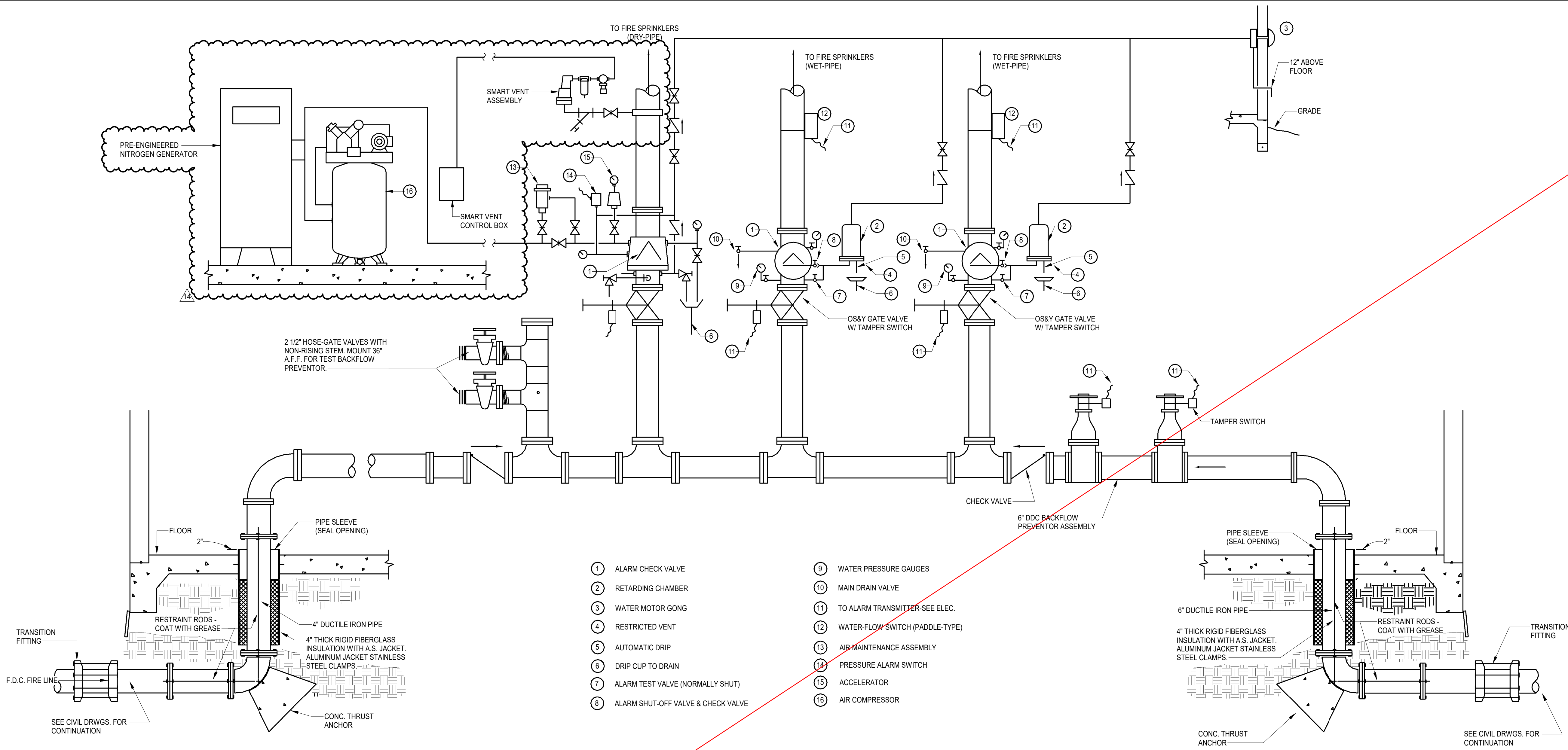


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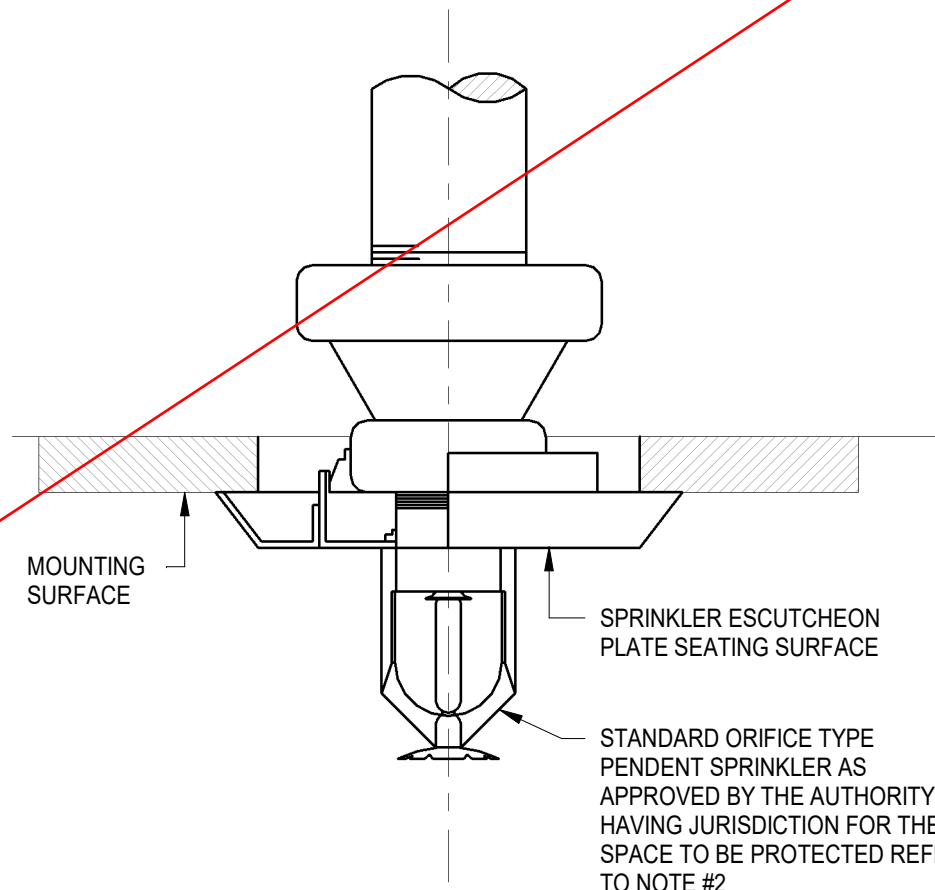
PHARR FY16 DAP - IMPORT DOCK
AND AG LAB IMPROVEMENTS

FIRE PROTECTION DETAILS

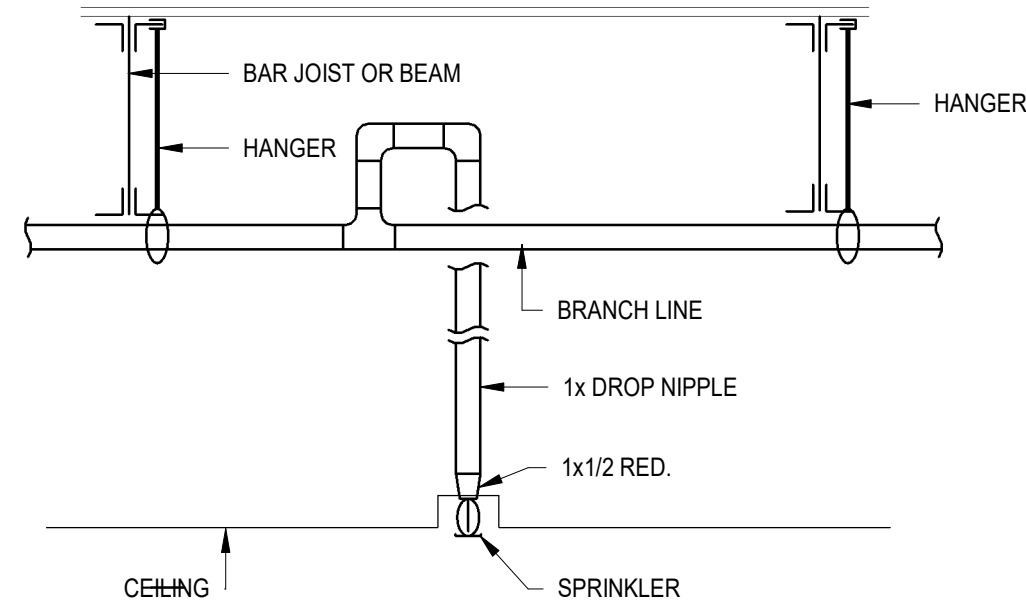
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CK DN:	921	02	424,425,433
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CK DW:			
TR:			
CK TR:	PHR	HIDALGO	FP-501



1 FIRE SPRINKLER RISER DETAIL
N.T.S.



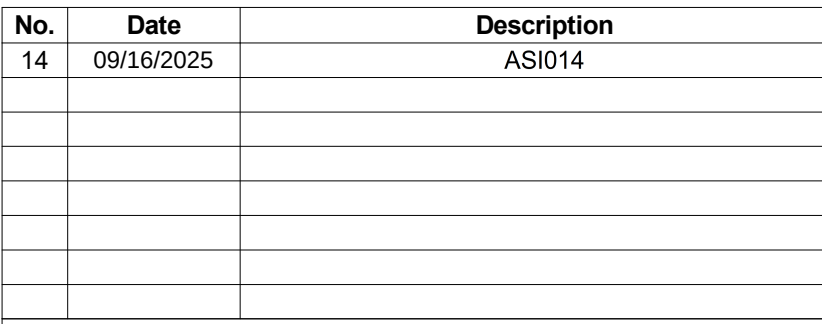
2 TWO-PIECE (ADJUSTABLE) FLUSH
ESCUTCHEON PLATE
N.T.S.



3 TYPICAL PENDENT SPRINKLER DETAIL
N.T.S.

DOES NOT APPLY TO PCO 31

THESE CONCEPTUAL FIRE SPRINKLER PROTECTION PLANS
ARE FOR INFORMATION PURPOSES ONLY. ALL FIRE SPRINKLER
AND CIVIL PLANS ARE TO BE SUBMITTED SEPARATELY TO ISO
AND TO THE RESPECTIVE AUTHORITY GOVERNING THE FIRE
DEPARTMENT FOR REVIEW OF COMPLIANCE STANDARDS.



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TEXAS DEPARTMENT OF TRANSPORTATION

PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

SCALE: AS NOTED		SHEET OF			
DN:	CONT	SECT	JOB		HIGHWAY
CK DN:	921	02	424.425.433		PHARR INT. BRIDGE
DW:					
CK DW:					
TR:	DIST	COUNTY			SHEET NO.
CK TR:	PHR	HIDALGO			P-601

PLUMBING EQUIPMENT SCHEDULE

MARK	DESCRIPTION	NOTES
DS-1	DOWNSPOUT NOZZLE	WATTS DRAINAGE PRODUCTS RD-940 CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE, COUNTERSUNK MOUNTING HOLES, NO HUB, AND STAINLESS STEEL BIRD SCREEN.
DSP-1	FOOD WASTE DISPOSER	INSINKERATOR SS-1000 FOOD WASTE GRINDING SYSTEM WITH 10 HP DISPOSER, CC-101 CONTROL PANEL, 460 VOLTS, 60 HZ, 3 PHASE OPERATION. #7 COLLAR ADAPTOR DISPOSER MOUNT, SYPHON BREAKER WITH 1/2" NPT CONNECTIONS; FLOW CONTROL VALVE; (1) 24V WATER SOLENOID; RESET AND WALL SWITCH.
DSP-2	FOOD WASTE DISPOSER	INSINKERATOR SS-500 FOOD WASTE GRINDING SYSTEM WITH 5 HP DISPOSER, CC-101 CONTROL PANEL, 460 VOLTS, 60 HZ, 3 PHASE OPERATION. #7 COLLAR ADAPTOR DISPOSER MOUNT, SYPHON BREAKER WITH 1/2" NPT CONNECTIONS; FLOW CONTROL VALVE; (1) 24V WATER SOLENOID; RESET AND WALL SWITCH.
DSP-3	FOOD WASTE DISPOSER	FOOD WASTE DISPOSER(S) SHALL BE INSINKERATOR POWER, 75HP CONTINUOUS FEED, WITH 3/4 HP MOTOR, 120V/1PH, STAINLESS STEEL GRINDING ELEMENTS WITH TWO STAINLESS STEEL 360° SWIVEL LUGS. EXCLUSIVE SELF SERVICE WRENCH AND WITH AN OFF/WALL SWITCH.
FCO-1	FLOOR CLEANOUT	WATTS DRAINAGE CO-200-RD EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5" ROUND ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB OUTLET WITH MEMBRANE CLAMP AND VANDAL PROOF.
IMCB-1	ICE MAKER OUTLET BOX	GUY GRAY B8750T5AB, G90 HOT DIPPED GALVANIZED STEEL, 20 GAUGE BOX WITH 20 GAUGE FACEPLATE AND LEAD FREE 1/2" QUARTER TURN VALVE, SWEAT CONNECTION.
SI-1	SOLIDS INTERCEPTOR	400 US GALLON CAPACITY, 40 GPM, 1000 LBS SOLIDS CAPACITY INTERCEPTOR EQUAL TO PARK USA MODEL # ST5C-400. SOLIDS INTERCEPTOR SHALL BE RATED FOR TRAFFIC DUTY AND INSTALLED PER MANUFACTURER INSTRUCTIONS. SERVICE ALERT PANEL NOTIFIES OF CLOGGED FILTER WITH AUDIBLE AND VISUAL ALARM. PROVIDE CONCRETE EXTENSION RINGS AS REQUIRED.
SW-1	SAMPLE WELL	SAMPLE WELL EQUAL TO PARK USA MODEL # SWB-154, RATED FOR TRAFFIC DUTY. INSTALL PER MANUFACTURER INSTRUCTIONS.
TMV-1	POINT OF USE MIXING VALVE (LAVATORY AND SINK)	AMERICAN STANDARD MODEL # 605X/TM1070 THERMOSTATIC MIXING VALVE WITH BUILT-IN CHECK VALVES TO PREVENT CROSS FLOW. ASSE 1070 CERTIFIED. INCLUDES 20" LONG S.S. FLEX HOSES WITH 3/8" COMPRESSION FITTINGS. SET VALVE TEMPERATURE TO 114.8 DEG F.
TMV-2	EMERGENCY FIXTURE THERMOSTATIC MIXING VALVE (EEW-1)	ACORN MODEL ETT71-1-BVS-OT6 EMERGENCY FIXTURE THERMOSTATIC MIXING VALVE WITH ON DEMAND INTERNAL COLD WATER BYPASS OF AT LEAST 60% OF THE NORMAL FLOW RATE. LEAD-FREE BRASS VALVE BODY WITH CORROSION RESISTANT INTERNAL COMPONENTS. INTEGRAL CHECKS AND SCREEN. PARAFIN ACTUATOR FACTORY SET TO 85°F WITH TAMPER RESISTANT TEMPERATURE ADJUSTMENT CONTROL. VALVE INCLUDES LOCKABLE BALL VALVE SHUT-OFFS, OUTLET TEMPERATURE GAUGE. 35.1 GPM OF TEMPERED WATER AT 30 PSID, 1/2" INLET AND OUTLET.
TMV-3	EMERGENCY FIXTURE THERMOSTATIC MIXING VALVE (ES-1)	ACORN MODEL ETT71-2-BVS-OT6 EMERGENCY FIXTURE THERMOSTATIC MIXING VALVE WITH ON DEMAND INTERNAL COLD WATER BYPASS OF AT LEAST 60% OF THE NORMAL FLOW RATE. LEAD-FREE BRASS VALVE BODY WITH CORROSION RESISTANT INTERNAL COMPONENTS. INTEGRAL CHECKS AND SCREEN. PARAFIN ACTUATOR FACTORY SET TO 85°F WITH TAMPER RESISTANT TEMPERATURE ADJUSTMENT CONTROL. VALVE INCLUDES LOCKABLE BALL VALVE SHUT-OFFS, OUTLET TEMPERATURE GAUGE. 9.8 GPM OF TEMPERED WATER AT 30 PSID, 3/4" INLETS AND 1" OUTLET.
WCO-1	WALL CLEANOUT	WATTS DRAINAGE CO-460-RD CAST IRON STACK CLEANOUT WITH GASKETED BRASS COUNTERSUNK PLUG, STAINLESS STEEL ACCESS COVER, VANDAL PROOF STAINLESS STEEL SCREW, AND NO HUB CONNECTION.
WHS-1	WASHDOWN HOSE STATION	ARMSTRONG ASSEMBLY 3031S - PREMIUM WASHDOWN HOSE STATION WITH MODEL 320 3/4" INLET AND OUTLET THERMOSTATIC MIXING VALVE WITH FULL RANGE TEMPERATURE CONTROL, STAINLESS STEEL OUTLET THERMOMETER AND SHATTERPROOF LENS. ASSEMBLY IS MOUNTED ON HEAVY-DUTY STAINLESS STEEL BACKPLATE SUITABLE FOR WALL OR COLUMN INSTALLATION WITH STAINLESS STEEL AND CORROSION-RESISTANT INDUSTRIAL NICKEL-PLATED COMPONENTS. 3/4" COUPLING FOR HOSE ATTACHMENT. PROVIDE WITH RETRACTABLE COMPACT, STAINLESS STEEL HOSE REEL, ARMSTRONG MODEL 047-82SS WITH 75' SAFETY YELLOW HOSE AND 6 GPM STAINLESS STEEL TRIGGER GUARD SPRAY NOZZLE.
WHS-2	WASHDOWN HOSE STATION	ARMSTRONG ASSEMBLY MODEL 3401 - RECESSED IN-WALL MOUNTING WATER HOSE STATION WITH MODEL 320 3/4" THERMOSTATIC MIXING VALVE OF DISPOSABLE CARTRIDGE CONSTRUCTION WITH FULL RANGE TEMPERATURE CONTROL, EXPOSED POLISHED CHROME TEMPERATURE CONTROL HANDLE AND STAINLESS STEEL FLOW-CONTROL BALL VALVE. TMV, PIPE WORK AND ASSOCIATED COMPONENTS SHALL BE SECURED WITH STEEL MOUNTING FRAME WITH POLISHED STAINLESS STEEL COVER PANEL. PROVIDE WITH RETRACTABLE COMPACT, STAINLESS STEEL HOSE REEL, ARMSTRONG MODEL 047-81SS WITH 25' SAFETY YELLOW HOSE AND 6 GPM STAINLESS STEEL TRIGGER GUARD SPRAY NOZZLE.
YCO-1	YARD CLEANOUT	WATTS DRAINAGE CO-380 CAST IRON CLEANOUT WITH GASKETED BRASS COUNTERSUNK PLUG, AND NO HUB CONNECTION. WATTS DRAINAGE CO-300-MF VANDAL PROOF, EPOXY COATED CAST IRON HOUSING WITH ANCHOR FLANGES AND EXTRA HEAVY DUTY DUCTILE IRON COVER.
EEW-2	DECK-MOUNTED EYE WASH UNIT (USDA LAB - ROOM 137 AND CUTTING LAB 121)	FORGED BRASS SQUEEZE VALVE ACTIVATED BY STAINLESS STEEL LEVER HANDLE WITH LOCKING CUP, WITH TWO GENTLE SPRAY OUTLET HEADS ANGLED AT 45° AND STAY OPEN VALVE. EACH FINE SPRAY OUTLET HEAD SHALL HAVE A REMOVABLE DELRIN SPRAY COVER, RETICULATED POLYURETHANE FILTER, SELF-REGULATING FLOW CONTROL AND FLOAT-OFF DUST COVER. COMPLY WITH ANSI Z358.1 FOR EYEWASH EQUIPMENT. PROVIDE WITH 6 FT. FLEXIBLE STAINLESS STEEL HOSE, UNDERCOUNTER HOSE GUIDE BRACKET, IN-LINE VACUUM BREAKER AND THERMOSTATIC MIXING VALVE TO DELIVER WARM (TEPID) WATER.

DOES NOT APPLY TO PCO 31

halff

September 24, 2025
57325.002

ASI 014

Pharr FY16 DAP - Agricultural Lab, Dock Expansion I & II
City of Pharr
GSA & CBP
TXDOT

This Modification shall be considered part of the Bidding/Construction Documents and is issued to change, amplify, add to, delete from, or otherwise explain the plans and specifications. Where provisions of this Modification differ from those of the original Bidding/Construction Documents, this Modification shall take precedence over the original plans and specifications and shall govern.

CONSTRUCTION DOCUMENT SHEETS

CIVIL

C-402: ENLARGED UTILITY PLAN

This sheet has been updated in response to RFI #57 - Steel Casing.

This sheet has been updated to include the following details: Fire Department Connection (FDC), Bollard Detail, and Typical Water Crossing.

The proposed locations of the fire hydrant and FDC have been revised, and the steel casing previously shown around the sanitary sewer line has been removed from the plans.

FIRE PROTECTION

FP-001: FIRE PROTECTION PERFORMANCE SPECIFICATION

Revised notes A through H in Section 2.3.4 Dry Piping.

FP-101: CONCEPTUAL FIRE PROTECTION PLAN - AREA A

Revised General Notes 1 through 2 and updated the plan view for the Riser Room.

Updated Key Note number 3.

FP-102: CONCEPTUAL FIRE PROTECTION PLAN - AREA B

Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA B.

FP-103: CONCEPTUAL FIRE PROTECTION PLAN - AREA C

Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA C.

FP-104: CONCEPTUAL FIRE PROTECTION PLAN - AREA D

Revised General Notes 1 through 2 and updated the plan view for CONCEPTUAL FIRE PROTECTION PLAN - AREA D.

FP-501: FIRE PROTECTION DETAILS

Updated the Fire Sprinkler Riser Detail to include a Pre-Engineered Nitrogen Generator.

PLUMBING

P-501: PLUMBING SCHEDULES

Flood Waste Disposer Note was revised.

STRUCTURAL

S-501: MASONRY DETAILS

This sheet is associated with RFI #90 - (Detail S-501 Clarification).

Masonry Lintel Details were updated.

Reinforcing at Wall Opening - Note 3 was updated.

No.	Date	Description
14	09/15/2025	RFI #90

James C. Vester

SEAL OF TEXAS
JAMES C. VESTER
12858
DATE: 09/15/2025
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09/15/2025

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CITY OF PHARR, TEXAS

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PHARR FY16 DAP - IMPORT DOCK AND AG LAB IMPROVEMENTS

MASONRY DETAILS

SCALE:	AS NOTED	SHEET	OF
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CK DN:	921	02	424,425,433
DW:			PHARR INT. BRIDGE
CK DW:		DIST	COUNTY
TR:	PHR		HIDALGO
CK TR:			S-501

BOND BEAM AT 48" OC VERT MAX AND AT OTHER LOCATIONS AS NOTED

HORIZ JOINT REINF AT 16" O.C.

#5 AT 24" VERT TYPICAL REINF

FILL REINFORCED CELLS WITH GROUT

2'-6"

2'-0"

TOP OF CONCRETE

Th

SEE PLAN

2 TYPICAL CMU WALL SECTION
1 1/2" = 1'-0"

1 1/4" x 1/4" 24" STRAP ANCHORS WITH 3" RIGHT ANGLE BENDS AT 48" O.C. VERTICALLY (USE 1 1/4" x 1/4" x 18" STRAP AT 06A)

GROUT CELLS AT EMBED ENDS

GROUT CELLS AT EMBED ENDS

REINFORCE CELLS WITH BAR TO MATCH SIZE OF TYPICAL WALL REINFORCING

NOTES:

- SEE 6/S502 FOR TYPICAL WALL REINF.

5 CMU WALL INTERSECTION DETAIL
1 1/2" = 1'-0"

MASONRY WALL

8" BOND BEAM OVER OPENINGS

REINF SEE SCHEDULE

8" BOND BEAM

MASONRY WALL

#3 STIRRUPS @ 8" O.C.

16" BOND BEAM OVER OPENINGS

16" BOND BEAM

MASONRY WALL

#4 STIRRUPS @ 4" O.C. ALTERNATE

40" BOND BEAM OVER OPENINGS

40" BOND BEAM

MASONRY WALL

#4 STIRRUPS @ 4" O.C. ALTERNATE

48" BOND BEAM OVER OPENINGS

48" BOND BEAM

MASONRY LINTEL SCHEDULE			
WALL THICKNESS	OPENING WIDTH	LINTEL	REINFORCING
8"	LESS THAN 6'-9"	8" DEEP	2 - #5
8"	6'-9" TO 10'-0"	16" DEEP	2 - #5 TOP & BOTTOM
8"	10'-1" TO 12'-0"	16" DEEP	2 - #6 TOP & BOTTOM
8"	12'-1" TO 18'-0"	40" DEEP	2 - #7 TOP & BOTTOM, 2-#5 SIDES
8"	18'-1" TO 25'-0"	48" DEEP	2 - #8 TOP & BOTTOM, 3-#6 SIDES

DOES NOT APPLY TO PC0 31

1 MASONRY LINTEL DETAILS
1 1/2" = 1'-0"

REINFORCE CELLS WITH 6 BARS TO MATCH SIZE OF TYP. REINFORCING (1 PER CELL) 18'-1" < OPENING < 25'-0"

REINFORCE CELLS WITH 4 BARS TO MATCH SIZE OF TYP. REINFORCING (1 PER CELL) 10'-0" < OPENING < 18'-0"

REINFORCE CELLS WITH 2 BARS TO MATCH SIZE OF TYP. REINFORCING (1 PER CELL) 3'-4" < OPENING < 10'-0"

REINFORCE CELLS WITH 1 BAR TO MATCH SIZE OF TYP. REINFORCING (1 PER CELL) 0'-0" < OPENING < 3'-4"

WALL OPENING

CMU WALL SEE PLAN

NOTES:

- GROUT ALL REINFORCED CELLS (TYPICAL) SEE ARCHITECTURAL FOR ADDITIONAL CELL GROUTING REQUIREMENTS.
- THESE DETAILS TYPICAL UNLESS INDICATED OTHERWISE ON ALL WALL ELEVATIONS.
- SEE 2/S5.01 FOR TYPICAL WALL REINF.

3 REINFORCING AT WALL OPENING
1 1/2" = 1'-0"

1/2 TYPICAL CONTROL JOINT SPACING MAX.

REINFORCE CELLS WITH BAR TO MATCH SIZE OF TYP. WALL REINFORCING

CONTROL JOINT REFER ARCH.

1/2 TYPICAL CONTROL JOINT SPACING MAX.

CONTROL JOINT REFER ARCH.

NOTES:

- GROUT ALL REINFORCED CELLS (TYPICAL) SEE SPECIFICATIONS FOR ADDITIONAL CELL GROUTING REQUIREMENTS.
- COORDINATE LOCATIONS OF CMU CONTROL JOINTS WITH JOINTS IN BRICK AND STUCCO VENEERS.
- SEE 6/S502 FOR TYPICAL WALL REINF.

4 CMU WALL CORNER DETAIL
1 1/2" = 1'-0"