



February 10, 2011

Martha L. Salazar, CPPB  
Hidalgo County Purchasing Agent  
2812 S. Bus Hwy 281  
Edinburg, TX 78539

learnable

teachable

communal

Re: New Hidalgo County Administration Building  
ERO Project No. 11006

Ms Salazar,

The information provided in this letter is in response to your email request dated February 8, 2011. I trust that it addresses all your questions or concerns.

1) There are several issues with using the pre-engineered metal building for your proposed administrative offices. First and foremost is that a metal building that was constructed prior to 2006 and classified for a "warehouse" occupancy use by the International Building Code, will not meet the new structural wind uplift provisions for a "business" occupancy use of the IBC 2006 or IBC 2009 building codes. For the record, the City of Edinburg has adopted the IBC 2006 Edition with various amendments. Secondly, a metal building structure will not meet the intent of the Edinburg Downtown Master Plan.

2) We propose the following services based on the provisions of the *Standard Form of Agreement Between Owner and Architect* - AIA Document B101-2007:

**Basic Services**

Architecture  
Structural Engineering  
Mechanical Engineering  
Electrical Engineering  
Plumbing Engineering

Proposed Fee: 6% x Cost of Construction

**Additional Services** (If required by the project or if requested by the Commissioner's Court)

Civil Engineering  
Comprehensive Site Survey  
Programming  
Building Information Modeling  
Landscape Design  
Interior Design  
Telecommunications/Data Design  
Security Evaluation and Planning

ero architects  
300 S. 8th street  
mcallen, tx 78501  
956.661.0400

Building Commissioning  
LEED Certification  
Furniture, Furnishings, and Equipment Design

Proposed Fee: Negotiated at the time of requirement or request

3) General Information

**Site & Building Information**

**Scenario 1:**

If you use the single city block that the existing Robert's Chevrolet dealership sets on, preliminary analysis indicates that you will get approximately 21,800 square feet of building with approximately 112 parking spaces. This scenario assumes that all off-street parking is accommodated on the site with no shared parking from other parking lots.

**Scenario 2:**

If you utilize the parking on the lot north of Loeb Street, preliminary analysis indicates that you will get approximately 56,000 square feet of building with approximately 283 parking spaces. The building would be 3 stories tall with a footprint of approximately 19,000 square feet. For your information, we do not recommend a footprint less than 18,000 SF for a multi-level building because the cost of the vertical circulation, within the building, makes the building extremely inefficient.

Note also, that a more precise analysis can be performed once we receive a comprehensive property survey. Please feel free to call me if you have any questions. I can be reached at the office at 956-661-0400 or my cell phone at 956-451-2687.

Sincerely,



Eli R. Ochoa, PE, AIA



10 AUG 2011