

Hidalgo County Biosafety Labs

Pre-Design Submittal

Final Report



Prepared By:

ERO Architects

Project No. 20030

June 19, 2020

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Program of Spaces
HC Bio-Science Labs
ERO Architects



ERO Architects
Project No. 20030

Designed By:
Eli R. Ochoa, PE, AIA

Prepared By: Nestor Camacho
Preparation Date: Friday, June 18, 2020

Name / Type of Space	Qty	ASF	Total ASF	Comments
1.00 Community Spaces				
1.01 Waiting	1	250	250	Accommodate 13 people, Adjacent to Open Area 2.02
1.02 Reception	1	80	80	Reception desk
1.03 Public Restroom	1	64	64	
1.04 Small Exam Room	2	100	200	Provide casework w/ sink
1.05 Restroom	1	64	64	
Subtotal Assignable sf			658	
Department Grossing Factor		25%		165 Departmental Circulation
Total Department				823
2.00 Administration				
2.01 Admin. Assistant	1	48	48	Cubicle
2.02 Open Area	22	48	1,056	Open Area, 6 x 8 Cubicles, Acoustically treated for sound
2.03 Private Office	15	100	1,500	10 x 10 Private Office
2.04 Manager Office	2	168	336	12 X 14 Private Office
2.05 Conference	1	350	350	25 x 14
2.06 Storage	1	100	100	
2.07 Restroom	2	180	360	Existing gender breakdown is 80% female and 20% male
2.08 Breakroom	1	400	400	Accommodates 20 people
Subtotal Assignable sf			4,150	
Department Grossing Factor		25%		1,038 Departmental Circulation
Total Department				5,188
3.00 Laboratory				
3.01 Manager Office	1	168	168	12 X 14 Private Office
3.02 Vestibule	1	64	64	
3.03 BSL-2	2	168	336	Environmental & Health, Provide (4) 4' Hoods
3.04 Locker Room	1	120	120	Provide (1) shower, (1) bench, and (8) single tier lockers
3.05 Ante Room	1	72	72	
3.06 Bacteriology/Serology	1	216	216	
3.07 Environ. Cold Room	1	64	64	Walk-in refrigerator
3.08 Clean Storage	1	200	200	
3.09 Soiled Storage	1	100	100	

Name / Type of Space	Qty	ASF	Total ASF	Comments
3.10 BSL-3	1	300	300	Provide (2) 4' Hoods
3.11 Locker Room	1	120	120	Provide (1) shower, (1) bench, and (8) single tier lockers
3.12 Ante Room	1	72	72	
3.13 Sterilization	1	200	200	
3.14 Cleaned Storage	1	100	100	
3.15 Soiled Storage	1	64	64	
Subtotal Assignable sf			2,196	
Department Grossing Factor		25%		549 Departmental Circulation
Total Department				2,745
4.00 Totals				
4.01 Total Assignable Area			7,004	
4.02 Total Gross Department Area				8,755
4.03 Building Grossing Factor		15%		1,313 Walls, Main Circulation, ...
Total Building Area				10,068 Base on Cost Model

Probable Cost of Construction
HC BIOSAFETY LABS
ERO Architects



ERO Architects
Project No. 20030

Designed By:
Eli R. Ochoa, PE, AIA

Prepared By: Nestor E. Camacho
Preparation Date: Friday, June 19, 2020

Effective Date of Pricing: Friday, June 19, 2020
Est Construction Time: 360 Days

We wish to inform you that because of the uncertainty in the construction industry, resulting from the effects of the COVID-19 pandemic, ERO Architects cannot and does not warrant or represent that bids or negotiated prices will not vary from the Hidalgo County Health and Human Services. budget for the Cost of the Work (CW), or from any Probable Costs of Construction (PCC) of the CW, or evaluation, prepared or agreed to by ERO Architects. It is acknowledged that ERO Architects has no control over market conditions, in general nor those resulting from COVID-19 responses, that affect; the availability of either contractors, sub-contractors, suppliers or vendors, the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, or negotiating conditions.

For further clarification, Cost of the Work (CW), is defined as the total cost to Hidalgo County Health and Human Services. to construct all elements of the projects designed or specified by ERO Architects, and includes contractors' general conditions costs, overhead and profit. The CW also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by Hidalgo County Health and Human Services. The CW does not include the compensation of ERO Architects, the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of Hidalgo County Health and Human Services.

CLARIFICATIONS & EXCLUSIONS

1. This Probable Cost of Construction (PCC) report is based on the Feasibility Phase.
2. PCC Report is based on today's pricing available through RS Means and local pricing from contractors, sub-contractors, suppliers and vendors.
3. It is the ERO's opinion that the anticipated (PCC) in this report should be escalated at a rate of 6% per year, compounded, through 50% of the anticipated construction period once the construction schedule is determined. The PCC on this report has an escalation of 12 months.
4. PCC Report includes the following contingencies:
 - a. Feasibility Package Design Contingency of 10%.
 - b. Owner Contingency of 5%.
5. PCC report does not include fixtures, furniture and equipment (FFE) similar but not limited to:
 - a. Desks and chairs.
 - b. Computers.
6. PCC Report does not include any utility deposits or inspection fees.
7. PCC Report does not include any costs associated with inspections or specialty inspectors of any kind. Owner will provide all required inspections and certified inspectors required in association with permits provided by TCEQ, TPDES and all other governing agencies that may be applicable to this project.
8. PCC Report does not include the cost of relocation or moving expenses.
9. PCC Report does not include materials testing, which shall be paid for and provided by the Owner and will be coordinated with the Contractor.
10. PCC Report does not include hazardous material surveys, abatement, handling and/or removal of any of any environmentally hazardous material encountered, removal or replacement of any unsuitable subsurface materials during the course of the work.
11. The following detailed prices are derived from projects in the Rio Grande Valley, TX.

PROPOSED DESIGN SCHEDULE
HC BIOSAFETY LABS
 ERO PROJECT NO. 20030



PROJECT PHASE	STARTING	ENDING
Schematic Design (9 weeks)	July 1, 2020	August 31, 2020
Design Development (9 weeks)	September 1, 2020	October 30, 2020
Construction Documents (9 weeks)	November 2, 2020	December 31, 2020
Bidding & Negotiations (4 weeks)	January 4, 2021	January 29, 2021
Notice to Proceed (2 weeks)	February 1, 2021	February 12, 2021
Construction (8 months)	February 15, 2021	October 16, 2021
Owner Move-in (5 weeks)	October 18, 2021	November 18, 2021

2020

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
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							31																			30															

2021

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE							
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	
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