

Written Justification for El Paraiso Community Resource Center ARPA-22-123-075

Prepared By:
Alexis Bernal

Date:
January 13, 2023

Description of Harm or Need

The Governor of Texas has an ongoing active Public Health Emergency Declaration in place. In accordance, the Hidalgo County Judge works in collaboration with precincts to implement strategies that align with the mitigation of COVID-19 and its ongoing negative economic effects to actively abide with the Public Health Emergency Declaration. The County has been in a continuous response mode for the COVID-19 pandemic since its known inception beginning in March 2020. The Final Rule states that the United States experienced the sharpest economic downturn on record with unemployment spiking to 14.8 percent in April 2020. Although jobs are gradually added back, Americans continue to experience economic hardship as they remain unemployed, out of the labor force and unable to pay bills especially among lower-income and communities of color.

The 143,000 Hidalgo County residents living near and around 1901 N. Los Ebanos Rd. Alton, Texas, 78573, a qualified census tract area, are among these lower income populations as evidenced by *Attachment A*. The pandemic both disrupted and exacerbated traditional career paths and employment in the community creating major issues of unemployment and underemployment. Additional stressors include language barriers and high poverty rates. Moreover, career services, support, guidance, and general encouragement for the pursuit of technical training became difficult to attain. Those already in the workforce lost experience or lost their employment. Changes in job requirements due to the pandemic resulted in elimination or displacement.

As per the US Bureau of Labor Statistics, local area unemployment statistics (McAllen, Edinburg, Mission-*Attachment G*) have steadily improved from an annual rate of 11.7% in 2020 to 9.3% in 2021. To maintain and improve this rate, Hidalgo County Precinct 3 plans to provide job training services via a Community Resource Center to directly benefit this underserved community.

Justification of a Capital Expenditure

Texas added 74,200 more jobs which helped the unemployment rate to fall from 9.2% to 6.9% as evidenced in an [article](#) by the Texas Workforce Commission. A rate that is still high for the McAllen-Edinburg-Mission, nearest Alton, TX. Hidalgo County has been designated an [economically disadvantaged](#) county by the Texas Department of Transportation (TxDOT) Commission. To adequately address and mitigate the negative economic impacts for our vulnerable population who experienced

unemployment, underemployment and resources to acquire skills to compete in the workforce, Hidalgo County Precinct 3 aims to provide a state of the art structure that will be sustainable and long-lasting by ensuring that building code standards and requirements are met and meet public operating pandemic related needs. This setting will provide a safe and nurturing learning environment to support the mental and physical well-being of the residents. The facility will include but is not limited to areas for instruction, equipment and office spaces to facilitate quality employment training programs and other related services (special lectures, guest speakers, career fairs, counseling, etc. in collaboration with partners that include the University of Texas Rio Grande Valley (UTRGV), Workforce Solutions, and Mission CISD (See *Attachment E*). This rural located facility will be accessible and conveniently located to address the diverse employability needs of this low-income area which are currently not met and offer job education training, valuable resources and other services to improve skills development thereby increasing the employability.

Comparison of the Proposed Capital Expenditure Against Alternatives

Hidalgo County has partnered with ERO Architecture and Engineering to assist with the best alternative for this capital investment. In making the best decision, several options were taken into consideration including leasing, retrofitting and finally new construction. The most superior alternative will leverage costs and optimize service outcomes for the long-term.

Leasing -

Leasing was not an option as the facilities in the vicinity do not meet the square footage deemed necessary to meet the disparate needs of the community. Furthermore, Hidalgo County already owns the land where El Paraiso is situated at 1901 N. Los Ebanos Rd., Alton, TX, 78573. Leasing would not be an effective long-term solution. We have included *Attachments B and C*, listings in Alton, TX, which were provided by our Purchasing Director, Mr. Eduardo Belmarez with the request to meet or match the 5300 square foot new construction.

Attachment B represents two listings. The first would cost \$1200 monthly or \$14, 400 annually with 1500 square feet. The second would cost \$3550 monthly or \$42, 600 annually with 2630 square feet. These building would not meet the community needs.

Attachment C represents a listing at \$605,000 with 6864 square feet.

This cost for both *Attachments B and C* do not include retrofitting the buildings to code nor the cost of leasing for an extended period of time (e.g., 10 years).

The cost to retrofit would be \$1.3 million.

Neither of these options will provide long term sustainability or be cost-effective for the provision of job training and other services to address unemployment, underemployment and economic hardship during the ongoing public health emergency.

Retrofitting -

The existing facility (*Attachment F*) is a metal building approximately 1300 square feet. The facility is in disrepair and will not adequately serve the needs of our residents.

Furthermore, the condition of the existing structure would make the renovation or retrofitting cost prohibitive as per the project's architect. The cost to renovate *Attachment C* building with 6865 square feet is estimated at \$1,372,800 or \$200 per square foot. Not included in this estimate are additional costs to update to current code standards which include, but are not limited to, adequate insulation, vapor barrier, and roofing insulation.

New Construction -

The cost for new construction for a modern and up to code facility would be the best option at \$1.6 million. This facility is expected to operate at full capacity for years to come providing support to mitigate unemployment. In addition, the El Paraiso Community Resource Center (CRC) is strategically located next to the El Paraiso Health Clinic for the purpose of meeting the public's demands. A report (*Attachment D*) provided by ERO Architecture and Engineering delineating the rationale for new construction being the most superior alternative is attached.

A newly constructed facility for the sole purpose of providing support to the unemployed through education, training and other services will maintain asset life beyond the life of the Coronavirus State and Local Fiscal Recovery Funds by partnering with organizations, school districts and institutions of higher learning to provide community labor force skill sets that will increase productivity and reduce unemployment in this area with the assistive services to unemployed workers including job training, rehiring efforts, and childcare assistance to assist in the reduction of the unemployment rate within the community.

Due to increased construction costs, the probable cost of construction as per correspondence received on January 13, 2023, from Project Manager, Yesenia Suchcil Tijerina, Architectural Associate for ERO, will be \$2,578,075.00.

Attachment A

Texas

Income \$63,826
Graduating High School 84.4 %
Bachelor's degree 27%
Persons in Poverty 30.7%

Mission

Income \$49,358
Graduating High School 74.1 %
Bachelor's degree 27%
Persons in Poverty 19.5%

Hidalgo County

Income \$41,846
Graduating High School 66.9 %
Bachelor's degree 19.3%
Persons in Poverty 23.9%

Doffing

Income \$26,071
Graduating High School 56.3 %
Bachelor's degree 7.3%
Persons in Poverty 38.5%

City of Alton

Income \$37,846
Graduating High School 57.6%
Bachelor's Degree 11%
Persons in Poverty 29.9%

Palmhurst

Income \$76,131
Graduating High School 88.4 %
Bachelor's degree 47.1%
Persons in Poverty 10.7%

La Homa

Income \$30,563
Graduating High School 47.3 %
Bachelor's degree 4.4%
Persons in Poverty 32.5%

Palmview

Income \$39,083
Graduating High School 61.2 %
Bachelor's degree 13.9%
Persons in Poverty 24.2%

Salida Del Sol

Income \$14,338
Graduating High School 26.8 %
Bachelor's degree 2.7%
Persons in Poverty 93.4%

Citrus City

Income \$21,456
Graduating High School 42.7 %
Bachelor's degree 1.6%
Persons in Poverty 48.1%

Attachment B

CMA 1-Line Report

Prepared By: Eduardo Belmarez

Listings as of 0

Property Type is 'Commercial Lease' Status is 'Active' City is 'Alton' Living Sq Ft is 1000 to 7000

Commercial Lease

Active Properties

MLS #	Address	Yr Blt	Acres	SqFt	Zoning	Orig L Price	List Price	LP/SqFt	DOM	CDOM
386233	2115 E Mile 5 Road #2	2016	0.59	1,500	CO	\$1,200	\$1,200	\$0.80	62	62
385175	515 W Main Avenue #3	2017	0.56	2,630		\$3,550	\$3,550	\$1.35	83	83
# LISTINGS:		2				Medians:				
						Minimums:				
						Maximums:				
						Averages:				

Quick Statistics (2 Listings Total)

List Price	Min	Max	Average	Median
	\$1,200	\$3,550	\$2,375	\$2,375
Sold Price				

Attachment D

PCC

COMMUNITY RESOURCE CENTER (CRC)

5,300 SF

\$1,680,741

As of April 5, 2022

(See attached detailed report)





21087 El Paraiso Health Clinic - Community Resource Center

County of Hidalgo Texas
 Probable Cost of Construction
 2022 0310



Commissioner Everardo Villarreal

Line Number	Long Description	Quantity	Unit Of Measure	Total OP	Extended Total OP	Total
A10 Foundations		5,274	S.F.	25.95		\$136,884
A1010 001	Excavation of bank material, sandy loam or clay, loading onto trucks, hauling off, 8CY truck, 20 MPH ave., 8-mile cycle	693	B.C.Y.	\$36.70	\$25,433	
A1010 002	Mobilization and demobilization for dozer or front-end loader or sheepfoot roller	2	Ea.	\$1,369.94	\$2,740	
A1010 003	Select fill, compacted, hauled 20 miles, BCY=(1.25) LCY	1,039	B.C.Y.	\$26.29	\$27,315	
A10202103360	Interior grade beam, earth formed, 30" deep, 12" wide, reinforced	700	L.F.	\$49.57	\$34,699	
A10202103400	Perimeter grade beam, earth formed, 36" deep, 12" wide, reinforced	350	L.F.	\$88.09	\$30,832	
A10301204480	Slab on grade, 6" thick, non industrial, reinforced	1900	S.F.	\$8.35	\$15,865	
B10 Superstructure		5,274	S.F.	15.40		\$81,228
B10203100130	Canopy, freestanding (walkways), 12' wide	1,680	S.F.	\$48.35	\$81,228	

Line Number	Long Description	Quantity	Unit Of Measure	Total OP	Extended Total OP	Total
B20 Exterior Closure		5,274	S.F.	14.09		\$74,300
B20201045750	Windows, steel, picture window, insulated glass, 6' x 4'	23	Ea.	\$1,774.40	\$40,811	
B20302203950	Door, steel 18 gauge, hollow metal, 1 door with frame, "A" label, 3'-0" x 7'-0" opening	10	Opng.	\$3,348.84	\$33,488	
C10 Interior Construction		5,274	S.F.	25.93		\$136,748
C10101265060	Metal partition, 5/8" fire-rated gypsum board face, no base, 3-5/8" @ 16" OC framing, same opposite face, no insulation	5759	S.F.	\$3.46	\$19,926	
C10101265080	Metal partition, 5/8" fire-rated gypsum board face, no base layer, 3-5/8" @ 2 16" OC framing, nothing opposite face, no insulation	4805	S.F.	\$2.40	\$11,532	
C1020 001	Solid core, 3'x7' PLAM, w/ HM frame, butt welded and door hardware	18	Ea.	\$2,124.45	\$38,240	
C1030 001	Casework, base cabinet, solid surface counter, 4" backsplash	70	L.F.	\$748.38	\$52,387	
C1030 002	Casework, wall cabinet, 12" deep, 30" high	70	L.F.	\$209.47	\$14,663	
C30 Interior Finishes		5,274	S.F.	12.92		\$68,140
C30102300080	Painting, interior on plaster and drywall, brushwork, primer & 2 coats	16,323	S.F.	\$0.64	\$10,447	
C30204101580	Vinyl, composition tile, minimum	2,425	S.F.	\$1.51	\$3,662	
C30204101600	Vinyl, composition tile, maximum	2,425	S.F.	\$1.93	\$4,680	
C30206000085	Resilient base, 1/8" rubber base, 4" H, straight or cove, std. colors	1,270	L.F.	\$3.04	\$3,861	
C30206000100	Resilient base, 1/8" rubber corner, 4" H, straight or cove, std. colors	65	L.F.	\$5.55	\$361	

Line Number	Long Description	Quantity	Unit Of Measure	Total OP	Extended Total OP	Total
C30302105800	Acoustic ceilings, 5/8" mineral wool board, 24" x 48" tile, tee grid, suspended support	2,425	S.F.	\$9.00	\$21,825	
C30302105900	Acoustic ceilings, 5/8" mineral wool board, 24" x 24" tile, tee grid, suspended support	2,425	S.F.	\$9.61	\$23,304	
D30 HVAC		5,274	S.F.	40.25		\$212,279
D30 001	General mechanical systems based on MEP Engineering input	5274	S.F.	\$40.25	\$212,279	
D50 Electrical		5,274	S.F.	48.00		\$253,152
D50 001	General electrical systems based on MEP engineering input	5274	S.F.	\$48.00	\$253,152	
F10 Special Construction		5,274	S.F.	40.46		\$213,406
F1010 001	Metal panel system to meet the IECC energy code, includes thermal blocks, and 6" batt insulation with fiber-reinforced vinyl scrim	4805	S.F.	\$12.15	\$58,381	
F10103400510	Special construction, hangar, prefabricated, galvanized roof and walls, bottom rolling doors, economy	7500	S.F.	\$20.67	\$155,025	
Level I - Systems Sub-total						\$1,176,135

Line Number	Long Description	Quantity	Unit Of Measure	Total OP	Extended Total OP	Total
F30 Material Waste						
F3010 001	General material waste	1	L.S.	\$52,926.07	\$52,926	\$52,926
Contractor Fees , Contingencies						
		5,274	S.F.	318.68		
					SubTotal (ExtendedTotalOP)	\$1,229,061
					SD Owner Contingency (10% on Extended Total OP)	\$122,906
					SD Design Contingency (10% on Extended Total OP)	\$122,906
					General Conditions (12% on Extended Total OP)	\$147,487
					Contractor's Overhead & Profit (4.75% on Extended Total OP)	\$58,380
Grand Total						\$1,680,741

Attachment E



Mission Consolidated Independent School District
• 1201 Bryce Drive • Mission, Texas 78572
• Telephone (956) 323-5505 • Fax (956) 323-5634
• Website: www.mcisd.net

May 3, 2022

Re Hidalgo County Precinct 3, Community Resource Center

To Whom It May Concern:


Please consider this letter of support for the County Precinct 3 project to construct a Community Resource Center on North Los Ebanos Road just North of Mile 6. The site is at the northern portion of Mission CISD.

Representatives of the precinct have informed us that the primary purpose of the facility will be to host programs of an educational nature. The programs envisioned will serve current public school students, as well as adults. Our preliminary discussions about these programs have included practical training in fields like carpentry and welding. It should go without saying that such skill acquisitions match our mission to better equip our people to better meet these challenging times we live in by getting higher-paying jobs.

Generally, we support any programs that promote education and training. We await the formulation of these programs so that we may study the feasibility of any partnership opportunities where MCISD can more directly participate.

Thank you for your kind attention.

Sincerely,


Carol G. Perez, Ed.D.
Superintendent of Schools



P: 956.928.5000
F: 956.664.8987
3101 W. Business 83,
McAllen, TX 78501

August 10, 2022

Everardo Villarreal
Commissioner Precinct 3
Hidalgo County
724 N Breyfogle
Mission, TX 78574

Dear Commissioner Villarreal:

I am writing this letter to convey my support for the proposal submitted by the Office of Everardo Villarreal, Commissioner Precinct (PCI) 3, Hidalgo County for the American Rescue Plan Act (ARPA) to fund a community resource center (CRC). Workforce Solutions is the local workforce development board and focuses its efforts on providing job seekers the skills, and business the talent, they need to be successful. As the local workforce development board, we work closely with community-based organizations, local municipalities and county entities such as the Office of Commissioner Villarreal to expand workforce services to the community.

If funded, this grant will help connect residents in the rural communities of western Hidalgo County to much needed education, training, and health and social service resources in one centralized facility known as a CRC. Workforce Solutions supports the efforts to establish a CRC to serve as a one-stop center and commits to providing assistance with expanding its services to rural residents to include but not limited to hosting the following activities; (1) job readiness workshops; (2) job fairs and hiring events; and (3) facilitate presentations and trainings aligned with our available services. Resources are contingent on the availability of staff and funding.

This grant will help connect rural residents to resources they otherwise would not have access to and strengthen and expand the community's capacity for learning, leading to a better quality of life. Please do not hesitate to contact me at 956.928.5000 if you need additional information on my behalf.

Sincerely,

Francisco Almaraz

Francisco Almaraz
Chief Executive Officer

A proud partner of the American Job Center network

 www.wfsolutions.org    @wfsolutions

EQUAL OPPORTUNITY IS THE LAW

Lower Rio Grande Valley Workforce Development Board dba Workforce Solutions is an equal opportunity employer/program and auxiliary aids and services are available upon request to individuals with disabilities. TTY/TDD via RELAY Texas service at 711 or (TDD) 1-800-735-2989/1-800-735-2988 (voice).

REVISED: 11/2019



July 29, 2022

Re: Hidalgo County Precinct 3, Community Resource Center

To whom it may concern:

I am writing this letter in support of the construction of the Hidalgo County Precinct 3 Community Resource Center on North Los Ebanos Road just North of Mile 6. The resource center would be of benefit to the community that current and future students attending our university, as well as small business owners utilizing university services would be able to use.

Representatives of the precinct have been clear as to the opportunities the facility would create for citizens through trainings, courses, and programs. The students of the community would be accessible to trainings that would allow for better integration into the workforce. It is a common goal to allow for people within the community to sustain themselves and meet the needs of these challenging times.

We support the construction of the community resource center, await the formulation of the programs, and are eager to partner, when appropriate. We expect future partnerships and utilization of the resource center to allow for trainings, programs, and classes to better our local community.

Thank you,

Ron Garza
Associate Vice President for Workforce & Economic Development
Division for Governmental & Community Relations



Daniel P. King, Ph.D.
Executive Director

Region One Education Service Center

1900 W. Schunior, Edinburg, TX 78541 • Ph (956) 984-6000 • Fax (956) 984-7655

July 29, 2022

Re: Hidalgo County Precinct 3, Community Resource Center

To whom it may concern:

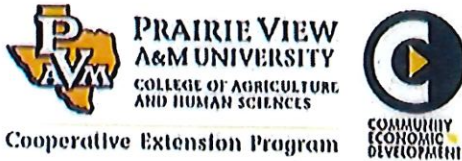
I am writing this letter in support of the construction of the Hidalgo County Precinct 3 Community Resource Center on North Los Ebanos Road just North of Mile 6. The resource center would be of benefit to the community that current and future students attending our university would be able to utilize.

Representatives of the precinct have been clear as to the opportunities the facility would create for citizens through trainings, courses, and programs. The students of the community would be accessible to trainings that would allow for better integration into the workforce. It is a common goal to allow for people within the community to sustain themselves and meet the needs of these challenging times.

We support the construction of the community resource center and await the formulation of the programs. We expect future partnerships and utilization of the resource center to allow for trainings, programs and classes to better our local community.

Thank you,

Melissa Salinas
Administrator-Adult Education



August 18, 2022

Re: Hidalgo County Precinct 3, Community Resource Center

To whom It may concern:

For over 100 years, The Prairie View A&M University Cooperative Extension has actively worked to promote and protect the quality of residential life in Texas. With that purpose, we are writing this letter in support of the construction of the Hidalgo County Precinct 3 Community Resource Center on North Los Ebanos Road just north of Mile 6.

The resource center will revitalize Pct. 3 with the investment of community and economic resources that will be implemented in the facility. It will be a great location for us to facilitate 4-H youth development, Agriculture & Natural resources, Family & Community Health, and Community & Economic Development programs. As we continue to educate individuals with limited resources, we are excited to move forward with Hidalgo County Pct. 3 help individuals and families to sustain themselves and move on to the next level for a better quality of life.

We fully support the construction of the community resource center. We urge you to make this project a reality so all partnering agencies can expand and further accommodate the needs of Pct. 3.

Thank you,

Rina Castillo

Rina Castillo

Community & Economic Development Agent-Hidalgo County

Prairie View A&M University- Cooperative Extension-CED Unit

Attachment F

3D SCANS - RECAP MODEL IMAGES



EXISTING BUILDING 1



EXISTING BUILDING 1



EXISTING BUILDING 2



EXISTING BUILDING 2





Databases, Tables & Calculators by Subject

Change Output Options: From: 2020 To: 2022 [GO](#)
 include graphs include annual averages [More Formatting Options](#)

Data extracted on: January 20, 2023 (10:39:34 AM)

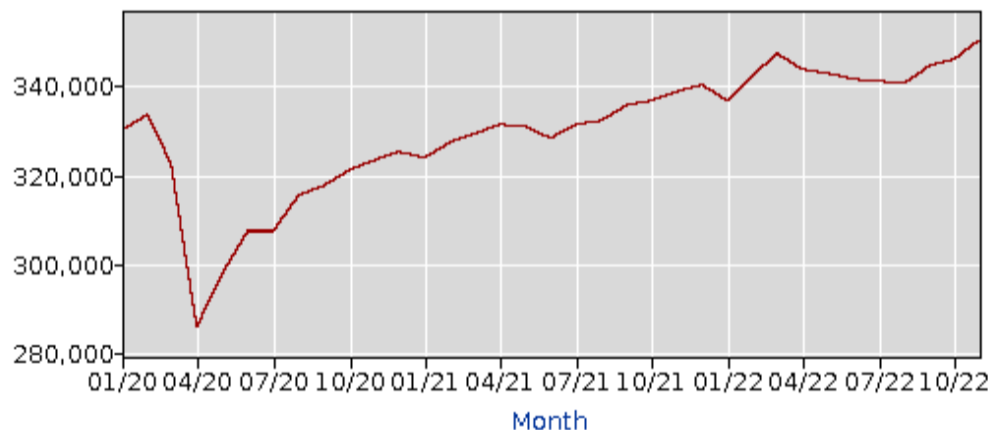
Local Area Unemployment Statistics

Series Id: LAUMT483258000000003,LAUMT483258000000004,LAUMT483258000000005,LAUMT483258000000006
 Not Seasonally Adjusted
Area: McAllen-Edinburg-Mission, TX Metropolitan Statistical Area
Area Type: Metropolitan areas
State/Region/Division: Texas

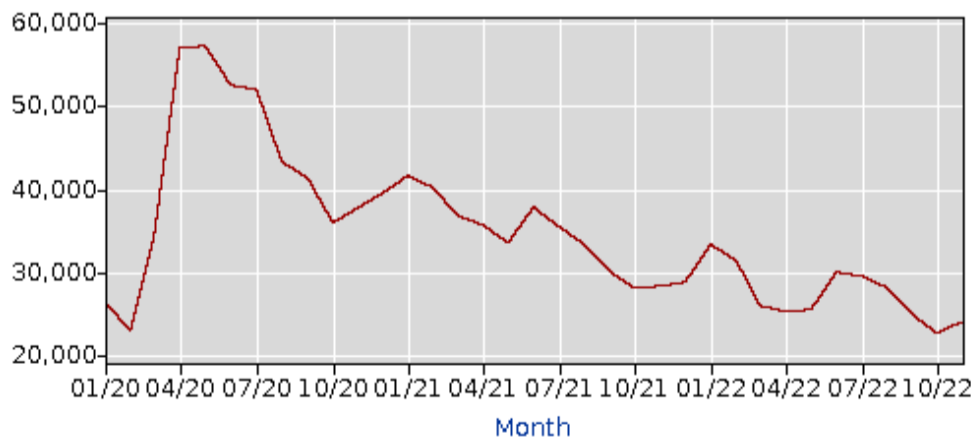
labor force



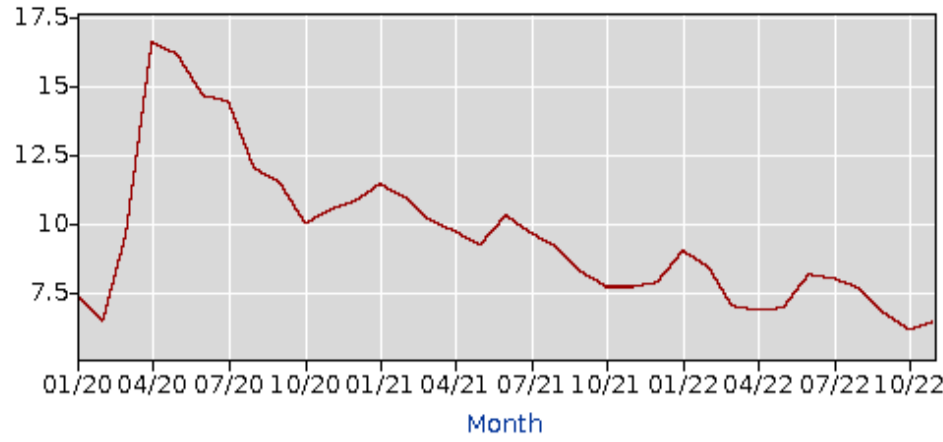
employment



unemployment



unemployment rate



Download: [xls](#) [xlsx](#)

Year	Period	labor force	employment	unemployment	unemployment rate
2020	Jan	356446	329995	26451	7.4
2020	Feb	356474	333561	22913	6.4
2020	Mar	357001	322686	34315	9.6
2020	Apr	342733	285822	56911	16.6
2020	May	355261	297928	57333	16.1
2020	Jun	359909	307498	52411	14.6
2020	Jul	359248	307367	51881	14.4
2020	Aug	358694	315509	43185	12.0
2020	Sep	359210	317837	41373	11.5
2020	Oct	357050	321277	35773	10.0
2020	Nov	361055	323232	37823	10.5
2020	Dec	364530	325008	39522	10.8
2020	Annual	357301	315643	41658	11.7
2021	Jan	365489	323868	41621	11.4
2021	Feb	367435	327388	40047	10.9
2021	Mar	366067	329139	36928	10.1
2021	Apr	367042	331360	35682	9.7
2021	May	364335	330792	33543	9.2
2021	Jun	365950	328183	37767	10.3
2021	Jul	366511	331169	35342	9.6
2021	Aug	365467	332171	33296	9.1
2021	Sep	365552	335539	30013	8.2
2021	Oct	364635	336563	28072	7.7
2021	Nov	367158	338908	28250	7.7
2021	Dec	368989	340222	28767	7.8
2021	Annual	366220	332109	34111	9.3
2022	Jan	369704	336478	33226	9.0
2022	Feb	373560	342196	31364	8.4
2022	Mar	373135	347195	25940	7.0
2022	Apr	368939	343774	25165	6.8
2022	May	367917	342509	25408	6.9
2022	Jun	371401	341457	29944	8.1
2022	Jul	370259	340751	29508	8.0
2022	Aug	368834	340683	28151	7.6
2022	Sep	369210	344602	24608	6.7
2022	Oct	368367	345851	22516	6.1
2022	Nov	374322(P)	350420(P)	23902(P)	6.4(P)

P : Preliminary.

U.S. BUREAU OF LABOR STATISTICS Postal Square Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone:1-202-691-5200_ Telecommunications Relay Service:7-1-1_ www.bls.gov [Contact Us](#)