

02/03/2023

 Hon. Everardo "Ever" Villarreal
 Hidalgo County Commissioner - Precinct 3
 724 Breyfogle Rd
 Mission, TX 78574

Re: Hidalgo County Precinct 3 – El Paraiso Project Schematic Design Total Project Cost Recommendation and Request for Approval

Commissioner Villarreal,

Brownstone Consultants received the updated probable cost of construction (PCC) from ERO and Halff Associates in January 2023 related to the previously submitted schematic design deliverables in September of 2022. We have reviewed the deliverables, explored potential cost-saving opportunities and alternate building systems, and have concluded that the PCC and associated deliverables developed are the most efficient in both cost and building systems. ***Brownstone Consultants concurs with the probable cost of construction provided by ERO Architects and Halff Associates.***

Brownstone Consultants then updated the Total Project Cost (TPC) based on the latest probable cost of construction provided by ERO and Halff Associates. The updated TPC uses the most current RS Means data (material and labor costs) and considers current market conditions affected by the COVID-19 pandemic and ongoing national and international supply chain issues. Due to these factors, project costs have increased over 30% from the preliminary design phase costs developed in April of 2022. The consensus of the project team is that construction costs will continue to increase as we continue to see COVID-19 residual impacts. Below is a summary of the updated Total Project Cost.

Project Accounting		Budget		
		A Initial Budget	B Budget Changes	C Current Budget A+B
▼ A	Health Clinic	\$4,015,822.00	\$789,835.00	\$4,805,657.00
	▶ A.1 Construction	\$2,826,365.00	\$696,468.00	\$3,522,833.00
	▶ A.2 Architectural/Engineering	\$624,457.00	\$63,367.00	\$687,824.00
	▶ A.3 Furniture, Fixtures, & Equipment	\$405,000.00	\$0.00	\$405,000.00
	▶ A.4 Miscellaneous	\$160,000.00	\$30,000.00	\$190,000.00
▼ B	Community Resource Center (CRC)	\$2,580,218.00	\$1,542,791.00	\$4,123,009.00
	▶ B.1 Construction	\$1,956,347.00	\$1,455,539.00	\$3,411,886.00
	▶ B.2 Architectural/Engineering	\$423,871.00	\$57,252.00	\$481,123.00
	▶ B.3 Furniture, Fixtures, & Equipment	\$125,000.00	\$0.00	\$125,000.00
	▶ B.4 Miscellaneous	\$75,000.00	\$30,000.00	\$105,000.00
	Total	\$6,596,040.00	\$2,332,626.00	\$8,928,666.00

Brownstone Consultants recommends approval of the TPC and PCC and is requesting authorization from Hidalgo County to release the design team (ERO/Halff) to advance to the Design Development Phase of the project.

Please don't hesitate to contact me if there are any questions, or if further discussion is needed.

Respectfully,



Carlos Del Angel, PMP, CCM
Managing Partner | Sr. Project Manager

CC:

- Jorge Arcuate – Pct. 3 Chief of Staff
- Eddie Olivares – Chief Administrative Officer
- David Chacon, PE

Attachments:

- PCC Increase Email (ERO)
- Engineer's Opinion of Probable Cost of Construction (Half)

david@bstone.biz

From: Yesenia Suchil <ysuchil@goero.com>
Sent: Friday, January 13, 2023 12:14 PM
To: david@bstone.biz; monica@bstone.biz; Carlos Del Angel
Cc: Hector Garcia; Jasmin Cantu; 21087 Hidalgo County El Paraiso Building; Brian Godinez; Eli R. Ochoa; Joey Yzaguirre; Eduardo Belmarez
Subject: 21087 23 0113 El Paraiso Probable Cost of Construction

David,

As per your request, please see below the following updated Probable Cost of Construction for the Health Clinic and CRC buildings. As we have mentioned before during our meetings, the average of construction cost increase in the last months is 2.25%. The last Probable Cost of Construction based on the Schematic Design Deliverable provided in Sep. 2022 for the Health Clinic was \$3,231,957. The Probable Cost of Construction for the CRC based on the Schematic Design Deliverable as of Sep. 2022 was \$2,365,206.

Founded on this industry trend, the updated Probable Cost of Construction for the Health Clinic over the last 4 months will be \$3,522,833 for January 2023 in current dollars. The updated Probable Cost of Construction for the CRC over the last 4 months will be \$ 2,578,075 as of January 2023 in current dollars. Please consider these numbers are in current dollars (Jan. 2023) and the project will bid in the future which could incur an additional cost increase.

Thank you,

Yesenia Suchil Tijerina, Architectural Associate
Project Manager



ERO

Planning / Architecture / Engineering / Communications

email: ysuchil@goERO.com | **mb:** 956-569-7067

w: goERO.com | **fb:** ERO Architects

AUSTIN | EL PASO | HOUSTON | RIO GRANDE VALLEY | SAN ANTONIO

From: david@bstone.biz <david@bstone.biz>
Sent: Wednesday, January 11, 2023 3:27 PM
To: Yesenia Suchil <ysuchil@goero.com>
Subject: FW: El Paraiso Probable Cost of Construction

FYI.

Hidalgo County El Paraiso
Hidalgo, TEXAS
1/12/2023

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

		Quantity	Unit	Unit Cost	Cost
GENERAL IMPROVEMENTS					
1	Demolition	1	LS	\$ 50,000.00	\$ 50,000.00
2	Temporary Erosion and Sediment Control	1	LS	\$ 8,000.00	\$ 8,000.00
3	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
4	Construction Staking	1	LS	\$ 10,000.00	\$ 10,000.00
5	Earthwork & Excavation	1	LS	\$ 50,000.00	\$ 50,000.00
Sub-Total =					\$ 120,000.00

		Quantity	Unit	Unit Cost	Cost
PAVEMENT IMPROVEMENTS					
1	2-inch Hmac w/ Base and Subgrade	3,615	SY	\$ 60.00	\$ 216,900.00
2	Concrete Sidewalk & Dumpster Pad	1,295	SY	\$ 55.00	\$ 71,225.00
3	Concrete Curb and Gutter	2,072	LF	\$ 30.00	\$ 62,160.00
4	Concrete Wheel Stops	38	EA	\$ 400.00	\$ 15,200.00
5	Handicap Ramp	2	EA	\$ 2,500.00	\$ 5,000.00
6	Pavement Striping	1	LS	\$ 10,000.00	\$ 10,000.00
Sub-Total =					\$ 380,485.00

		Quantity	Unit	Unit Cost	Cost
STORM IMPROVEMENTS					
1	18-inch HP Storm	97	LF	\$ 50.00	\$ 4,850.00
2	18-inch RCP Class III	94	LF	\$ 75.00	\$ 7,050.00
3	18-inch RCP Class IV	245	LF	\$ 120.00	\$ 29,400.00
4	24-inch RCP Class IV	51	LF	\$ 140.00	\$ 7,140.00
5	18-inch Sloped End Treatment	1	EA	\$ 2,200.00	\$ 2,200.00
6	24-inch Sloped End Treatment	1	EA	\$ 2,500.00	\$ 2,500.00
7	24" Nyloplast Drain Basin	1	EA	\$ 1,000.00	\$ 1,000.00
8	PCU Combination Inlet	2	EA	\$ 6,500.00	\$ 13,000.00
9	Type 'CC' Grate Inlet	1	EA	\$ 6,500.00	\$ 6,500.00
10	Connect to Existing Inlet	1	EA	\$ 5,000.00	\$ 5,000.00
Sub-Total =					\$ 78,640.00

		Quantity	Unit	Unit Cost	Cost
UTILITY IMPROVEMENTS					
1	Connect to Existing 4" Water Line - 4" Tee (Cut In)	2	EA	\$ 4,000.00	\$ 8,000.00
2	4" PVC Water Line DR 18 C-900 w/ Fittings (Teas, Bends, Caps etc)	553	LF	\$ 55.00	\$ 30,415.00
3	4" Gate Valve w/ Box	2	EA	\$ 3,500.00	\$ 7,000.00
4	Fire Hydrant Assembly (Spool Piece as Required)	2	EA	\$ 8,500.00	\$ 17,000.00
5	Trench Protection	1,074	LF	\$ 12.00	\$ 12,889.80
6	2" Domestic Service	104	LF	\$ 15.00	\$ 1,562.25
7	6" Wastewater	417	LF	\$ 50.00	\$ 20,850.00
8	Septic Tanks	2	EA	\$ 4,000.00	\$ 8,000.00
9	Septic Leech Field	1	LS	\$ 10,000.00	\$ 10,000.00
Sub-Total =					\$ 115,717.05

Contingency (20%) =	\$ 138,968.41
TOTAL=	\$ 833,810.46

Note: This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only and that the Engineer shall not be held liable to the Owner or third party for any failure to accurately estimate the cost of the project or any part thereof.