

Written Justification for Hidalgo County Mental Health Facility ARPA-23-340-344

Prepared By:

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Date:

April 24, 2023

Description of Harm or Need

“The COVID-19 pandemic has been one of the biggest global crisis and has had severe and far reaching repercussions for health systems, economies and societies. Although mental health needs have risen, mental health services have been severely impacted.”¹ This is also true for Hidalgo County. Hidalgo County Juvenile Probation currently does not have a mental health treatment and residential facility and has expended an average of \$3 million dollars annually over the last 4 years for both housing and treatment of local court-ordered male juveniles. Since there are no nearby residential facilities that provide long-term treatment (9 months), Hidalgo County contracts with other Texas counties including but not limited to Corpus Christi, Victoria, San Antonio, Dallas and Lake Granbury to provide the services that are so desperately needed. Not only does this situation place a financial strain on the County but moreover imposes an emotional and psychological strain on the youth and their families as the placement facilities that the juvenile probation department contracts with range from a two to an eight hour drive from the Rio Grande Valley. Furthermore, these facilities, at times, provide non-secure settings, limited treatment options and restricted profile admissions. Local families often do not have the funds or means to travel to these facilities to participate in family sessions which are intended, in part, to keep the support system strong while receiving care, treatment, counseling and health education information in preparation of the youth’s release. Unable to assimilate due to isolation, lack of communication with their families, unfamiliarity with their demographic area, and lack of familial support, many juveniles move from facility to facility or receive an “unsuccessful discharge” and are therefore unable to complete the rehabilitation process.

The need for residential mental health treatment was impacted by COVID-19 mitigation strategies as evidenced below with the court-ordered Hidalgo County “Out of County Placement” Information (Attachment A).

¹<https://www.who.int/news-room/feature-stories/detail/the-impact-of-covid-19-on-mental-health-cannot-be-made-light-of>

Year	No. of Male Juveniles	Cost
2019	274	\$4,358,061.57
2020	242	\$3,465,720.45
2021	160	\$2,492,224.97
2022	132	\$1,981,615.53

Juvenile Detention Center fees increased as seen below. For confidentiality, county names have been masked.

Entity	Prior Daily Rate	New Daily Rate	Increase
County A	\$102.00	\$250.00	145%
County B	\$197.00	\$300.00	52.2%
County C	\$197.60	\$230.00	16.3%

Although the cost for treatment has increased from 16.3% to 145% in 2022, inflation and other economic factors have impeded access to appropriate diagnosis, resources and treatment due to staff shortages. The best solution to respond to this very critical need is to provide a local residential juvenile mental health facility that will provide treatment solutions, help reduce recidivism, and ensure that juveniles and their families receive appropriate and needs-based services being that both the family and community play an integral part in the success of treatment in the juvenile justice system.

Justification of a Capital Expenditure

The COVID pandemic affected the juvenile probation department in several ways. First, bed space at placement facilities became scarce due to either quarantine or lowering admission numbers to reduce capacity. Where the norm for Out of County placements was approximately 3 youth, the number was reduced to 2 or even 1. The result of these facilities accepting less numbers of juveniles generated even more delays of much needed services. Some were already housed in a facility or in detention awaiting transfer to one. The majority of the juveniles who not only are detained but those who are adjudicated are in dire need of residential specialized treatment and more often than not there can be a month-long waiting period for a bed to open. COVID-19 also impacted assistance because mitigation strategies resulted in less staff being available to operate the day to day functions. Treatment services and programs were reduced, magnifying

more delays in service delivery for our juveniles.

A current Hidalgo County facility, the [Judge Mario E. Ramirez, Jr. Boot Camp](#), located at 1711 N. Bridge, Weslaco, TX, 78596, offers minimal mental health and substance abuse treatment as the building is not feasible to provide a more therapeutic atmosphere. “The COVID-19 pandemic, like other ongoing crises, has made strengthening mental health systems more urgent all over the world. The impact of COVID-19 on mental health cannot be underestimated. It cannot be made light of, says Esenam. Change is possible.”² A local residential treatment program would provide intense therapeutic services to youth with serious emotional, behavioral, and substance abuse issues. Hidalgo County intends to use the Trust Based Relational Interventions (TBRI), along with more intensive mental health and substance abuse treatment. TBRI is a therapeutic model that trains caregivers to provide effective support and treatment for at-risk children. TBRI has been applied in orphanages, courts, residential treatment facilities, group homes, foster and adoptive homes, churches, and schools. It has been used effectively with children and youth of all ages and all risk levels. TBRI consists of three principles: (1) Empowerment – attention to physical needs (2) Connections – attention to attachment needs; and (3) Correction – attention to behavioral needs.³ These principles all play a role in the healing process. Attachment B provides an overview of the structured and comprehensive program needed to meet both individualized and familial juvenile needs. Other facilities have a variation of these programs that target social and cognitive skills and anger management; however, family therapy is limited. The family remains the primary source of attachment, nurturing, and socialization for humans in our current society. Therefore, the impact of substance use disorders (SUDs) on the family and individual family members merits attention.⁴ Hidalgo County plans to capitalize on family engagement as studies have shown that family dynamics are important to rehabilitation, particularly in the Hispanic culture, with the end goal of “successful discharges.” Furthermore, Hidalgo County Juvenile Probation recognizes the importance of providing culturally competent care and will incorporate family components into treatment.

Comparison of the Proposed Capital Expenditure Against Alternatives

Hidalgo County has researched various options to determine the best alternative for this capital investment. In making the best decision, several options were taken into consideration including, leasing, new construction and finally retrofitting. The most superior alternative will leverage costs and optimize service outcomes for the long haul.

²<https://www.who.int/news-room/feature-stories/detail/the-impact-of-covid-19-on-mental-health-cannot-be-made-light-of>

³ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3877861/>

⁴ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3725219/>

Leasing-

Locating leases deemed appropriate for the provision of critical juvenile mental health services proved to be challenging. Leases in the vicinity do not meet the square footage deemed necessary to meet the disparate needs for Hidalgo County. None of the leases will provide long term sustainability or be cost-effective to meet the state standards for a secure juvenile facility. Attachment C contains three leases in the area that range from 1,500 square feet to 107,500 square feet and price at \$39,000 to \$612,750.00 per year. The largest building at 107,500 square feet would cost approximately \$6,127,500.00 over a ten year span. These estimates do not include soft costs or bringing the leases up to code. Leasing would not be a viable option as the square footage does not provide the necessary space required to provide proper care and services, is not a long term plan and would never be county owned. The already existing and County owned 19,609 square foot boot camp facility sitting on 12.5 acres with minimal retrofitting and renovations would promptly equip it to begin offering services making this the most superior and sustainable option.

New Construction -

Carlos Guerra, Justice Planner from HOK Engineers, provided a cost estimate ranging from \$600.00 - \$750.00 per square foot with a 3% escalation annually to construct a juvenile facility that would meet the needs for Hidalgo County (Attachment D). It is important to note that this estimate does not include soft costs (furniture, fixtures, and equipment) estimated at an additional 25% or property purchase. The proposed site for retrofitting is approximately 11,809 square feet, with the transitional building being 4,800 square feet. This is a total of 16,609 square feet. An addition of 3,000 square feet would bring us to 18,609 square feet. To construct this facility, costs would initially range from \$11,756,400 - \$14,706,750.00. Retrofitting and renovating the Judge Mario E. Ramirez, Jr. Boot Camp, located at 1711 N. Bridge, Weslaco, TX, 78596, for \$8 million would be the superior alternative as it is a county owned building which sits on 12.5 acres.

Retrofitting-

Attachment E is a tentative comprehensive list of repairs, upgrade and/or additions needed in order to make the Judge Mario E. Ramirez, Jr. Boot Camp, located at 1711 N. Bridge, Weslaco, TX, 78596, a significantly more treatment friendly environment. Retrofitting would include the boot camp, transitional building and an addition that would house administration, provide space for family/individual counseling services, and a kitchen for \$8,000,000.00. This is a favorable cost estimate in comparison to Williamson County's \$85,000,000.00 project (Attachment F). Retrofitting is the superior alternative to leasing and new construction. Hidalgo County aims to provide local treatment that will assist juveniles with management, assist the child and family in

learning new skills and provide a safe place for growth and development.

In summary, from January 2019 through May 2023 Hidalgo County Juvenile Probation Department has served over 800 male juveniles and the goal is to serve more and establish successful discharge. Once the proposed renovations and expansion are completed, the Juvenile Probation Center will provide more mental health treatment programs with the adequate space.

As Hidalgo County owns the proposed building, which meets and remains compliant with State standards, renovations and expansion become the most feasible solution for this project. By investing in this project, the services will not halt the programs that serve juveniles. This provides cost and time effectiveness and more importantly, the department can continue to provide mental health services.

Renovations and expansion will allow the Hidalgo County Juvenile Probation Department (HCJPD) to better serve the juveniles and the community. As a county building, the HCJPD through the local county budget department along with the Facilities & Maintenance staff, will continue to maintain the life of the building as they have done so over the last 20 years.

Attachment A

2019

(Hidalgo County JPD)

Date & Time: 7/26/2023 8:13 AM

Hidalgo County, Activity Summary

From 01/01/2019 to 12/31/2019 Referral Types: All Originating Jurisdiction County: Hidalgo

Placements

Facility	Beginning Of Period	Added	End Of Period	Completed	All Other Outcomes	Days
A World for Children - McAllen, TX	19	19	9	12	17	4123
Amador R. Rodriguez Boot Camp & Educational Center - San Benito, TX	0	1	1	0	0	85
AMIKids Rio Grande Valley - Los Fresnos, TX	1	2	1	1	1	475
Cyndi Taylor Krier Juvenile Correctional Treatment - San Antonio, TX	0	1	1	0	0	177
Giocosa Foundation - Brownsville, TX	0	5	1	1	3	417
Gulf Coast Trades Center - New Waverly, TX	2	8	2	5	3	1154
Hector Garza Residential Treatment Center - San Antonio, TX	7	14	8	8	5	2496
Judge Mario E. Ramirez, Jr. Juvenile Justice Center (Secure Placement) - Weslaco, TX	26	41	18	39	10	8970
Judge Ricardo H. Garcia Regional Juv. Detention - San Diego, TX	7	8	0	8	7	1576
Krause Children's Residential - Katy, TX	3	7	3	6	1	800
L.I.F.E. Residential Program - San Benito, TX	1	4	0	5	0	688
Lutheran Social Services of the South, Inc. - Austin, TX	1	0	1	0	0	365
Mesquite Treatment Center, LLC - Lyford, TX	1	32	2	29	2	1430
Pegasus Schools, Inc. - Lockhart, TX	5	3	3	4	1	767
Robert N. Barnes Regional Juvenile Facility - Corpus Christi, TX	0	7	5	1	1	925
Shoreline, Inc. - Taft, TX	4	13	6	10	1	1991
The Center for Success and Independence Rockdale Academy	1	15	5	9	2	2494
TrueCore Behavioral Solutions - Brownwood, TX	0	1	1	0	0	15
Victoria County Juvenile Justice Center - Victoria, TX	5	10	8	5	2	2105
Total	83	191	75	143	56	31053

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 274

\$4,358,061.57

2019

Hidalgo County
Expenditure Summary Report

Standard Report Format 1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Y-T-D Encumbrance	Period Expended	Y-T-D Expended	Available Balance	Percent
1294 JUVENILE PROBATION GRANTS							
9-1294-423-77-330-057-0-591	.00	267,970.53	.00	195,205.23	195,205.23	72,765.30	72.85
9-1294-423-77-330-057-9-591	.00	34,979.83	.00	34,979.83	34,979.83	.00	100.00
057	.00	302,950.36	.00	230,185.06	230,185.06	72,765.30	75.98
9-1294-423-77-330-060-0-591	.00	22,927.03	.00	22,927.03	22,927.03	.00	100.00
9-1294-423-77-330-060-9-591	.00	70,035.67	.00	70,035.67	70,035.67	.00	100.00
060	.00	92,962.70	.00	92,962.70	92,962.70	.00	100.00
77	.00	395,913.06	.00	323,147.76	323,147.76	72,765.30	81.62
9-1294-423-78-330-056-0-590	.00	296,780.57	.00	77,456.04	77,456.04	219,324.53	26.10
9-1294-423-78-330-056-0-591	.00	237,494.00	.00	105,170.40	105,170.40	132,323.60	44.28
9-1294-423-78-330-056-9-590	.00	285,932.23	.00	285,932.23	285,932.23	.00	100.00
9-1294-423-78-330-056-9-591	.00	201,576.60	.00	201,576.60	201,576.60	.00	100.00
056	.00	1,021,783.40	.00	670,135.27	670,135.27	351,648.13	65.58
9-1294-423-78-330-057-0-590	.00	225,914.00	.00	66,086.89	66,086.89	159,827.11	29.25
9-1294-423-78-330-057-9-590	.00	183,860.54	.00	183,860.54	183,860.54	.00	100.00
057	.00	409,774.54	.00	249,947.43	249,947.43	159,827.11	61.00
9-1294-423-78-330-060-0-590	.00	30,181.71	.00	30,181.71	30,181.71	.00	100.00
9-1294-423-78-330-060-0-591	.00	9,900.30	.00	9,900.30	9,900.30	.00	100.00
9-1294-423-78-330-060-9-590	.00	96,539.54	.00	96,539.54	96,539.54	.00	100.00
9-1294-423-78-330-060-9-591	.00	70,438.20	.00	70,438.20	70,438.20	.00	100.00
060	.00	207,059.75	.00	207,059.75	207,059.75	.00	100.00
78	.00	1,638,617.69	.00	1,127,142.45	1,127,142.45	511,475.24	68.79
1294 JUVENILE PROBATION GRANTS	.00	2,034,530.75	.00	1,450,290.21	1,450,290.21	584,240.54	71.28
9 YEAR 2019	.00	2,034,530.75	.00	1,450,290.21	1,450,290.21	584,240.54	71.28

2019

Hidalgo County

Expenditure Summary Report

Standard Report Format 1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Y-T-D Encumbrance	Period Expended	Y-T-D Expended	Available Balance	Percent
1100 GENERAL FUND							
9-1100-423-77-330-001-0-591 JUVENILE PANS-ROOM & BOARD EX	1,181,000.00	1,815,350.00	.00	1,792,459.94	1,793,459.94	21,890.06	98.79
001	1,181,000.00	1,815,350.00	.00	1,793,459.94	1,793,459.94	21,890.06	98.79
77	1,181,000.00	1,815,350.00	.00	1,793,459.94	1,793,459.94	21,890.06	98.79
9-1100-423-78-330-001-0-590 JUVENILE PAS-ROOM & BOARD INT	1,181,000.00	1,125,000.00	.00	1,097,096.59	1,097,096.59	27,903.41	97.52
9-1100-423-78-330-001-0-591 JUVENILE PAS-ROOM & BOARD EXT	300,000.00	22,336.13	.00	17,214.83	17,214.83	5,121.30	77.07
001	1,481,000.00	1,147,336.13	.00	1,114,311.42	1,114,311.42	33,024.71	97.12
78	1,481,000.00	1,147,336.13	.00	1,114,311.42	1,114,311.42	33,024.71	97.12
1100 GENERAL FUND	2,662,000.00	2,962,686.13	.00	2,907,771.36	2,907,771.36	54,914.77	98.15
9 YEAR 2019	2,662,000.00	2,962,686.13	.00	2,907,771.36	2,907,771.36	54,914.77	98.15

2020

Hidalgo County, Activity Summary

From 01/01/2020 to 12/31/2020 Referral Types: All Originating Jurisdiction County: Hidalgo

Placements

Facility	Beginning Of Period	Added	End Of Period	Completed	All Other Outcomes	Days
A World for Children - McAllen, TX	9	17	11	5	10	3878
Amador R. Rodriguez Boot Camp & Educational Center - San Benito, TX	1	0	0	1	0	80
AMIKids Rio Grande Valley - Los Fresnos, TX	1	3	1	3	0	533
Austin State Hospital - DSHS - Austin, TX	0	1	0	1	0	91
Cyndi Taylor Krier Juvenile Correctional Treatment - San Antonio, TX	1	4	1	4	0	574
Giocosa Foundation - Brownsville, TX	1	6	1	3	3	827
Gulf Coast Trades Center - New Waverly, TX	2	8	4	4	2	1389
Hector Garza Residential Treatment Center - San Antonio, TX	8	4	0	11	1	1504
Judge Mario E. Ramirez, Jr. Juvenile Justice Center (Secure Placement) - Weslaco, TX	18	24	5	31	6	6208
Krause Children's Residential - Katy, TX	3	3	2	3	1	291
L.I.F.E. Residential Program - San Benito, TX	0	2	0	1	1	214
Lake Granbury Youth Services - Granbury, TX	0	2	2	0	0	8
Lutheran Social Services of the South, Inc. - Austin, TX	1	1	1	0	1	591
Mesquite Treatment Center, LLC - Lyford, TX	2	43	6	29	10	1674
Mexia State Supported Living Center - DADS - Mexia, TX	0	1	1	0	0	77
Monarch Academy for Girls - Denison, TX	0	1	1	0	0	29
New Life Childrens Treatment Center - Canyon Lake, TX	0	1	1	0	0	164
Pegasus Schools, Inc. - Lockhart, TX	3	3	3	3	0	1514
Robert N. Barnes Regional Juvenile Facility - Corpus Christi, TX	5	6	3	4	4	1006
SCAN - Esperanza Youth Recovery Home - Laredo, TX	1	5	2	3	1	297
Shoreline, Inc. - Taft, TX	6	14	5	13	2	1729
The Center for Success and Independence Rockdale Academy	5	10	3	10	2	1568
TrueCore Behavioral Solutions - Brownwood, TX	1	4	0	1	4	480
Victoria County Juvenile Justice Center - Victoria, TX	8	3	1	8	2	1507
Total	76	166	54	138	50	26233

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242

\$3,405,720.45

2020

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For 01/01/20 - 01/31/21

Periods 01 - 13

Hidalgo County
Expenditure Summary Report

Standard Report Format

Account No/Description	Original Budget	Adjusted Budget	Encumbrance	Y-T-D	Period Expended	Ex
1100 GENERAL FUND						
0-1100-423-77-330-001-0-591 JUVENILE PANS-ROOM & BOARD EX	1,181,000.00	1,501,377.08	.00	.00	1,487,096.55	1,487
001	1,181,000.00	1,501,377.08	.00	.00	1,487,096.55	1,487
77	1,181,000.00	1,501,377.08	.00	.00	1,487,096.55	1,487
0-1100-423-78-330-001-0-590 JUVENILE PAS-ROOM & BOARD INT	1,181,000.00	734,072.05	.00	.00	508,503.91	50
0-1100-423-78-330-001-0-591 JUVENILE PAS-ROOM & BOARD EXT	300,000.00	105,557.10	.00	.00	-35,584.20	-3
001	1,481,000.00	839,629.15	.00	.00	472,919.71	47
78	1,481,000.00	839,629.15	.00	.00	472,919.71	47
1100 GENERAL FUND	2,662,000.00	2,341,006.23	.00	.00	1,960,016.26	1,961
0 YEAR 2020	2,662,000.00	2,341,006.23	.00	.00	1,960,016.26	1,961

2020

For 01/01/20 - 01/31/21

Expenditure Summary Report

FJEXS06A

Periods 01 - 13

1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Encumbrance	Y-T-D	Period Expended	Y-T-D Expended	Available Balance	Percent
1294 JUVENILE PROBATION GRANTS								
0-1294-423-77-330-056-1-591	.00	100,000.00	.00	.00	99,123.85	99,123.85	876.15	99.12
056	.00	100,000.00	.00	.00	99,123.85	99,123.85	876.15	99.12
0-1294-423-77-330-057-0-591	.00	72,765.30	.00	.00	72,765.30	72,765.30	.00	100.00
0-1294-423-77-330-057-1-591	.00	251,166.66	.00	.00	101,141.95	101,141.95	150,024.71	40.27
057	.00	323,931.96	.00	.00	173,907.25	173,907.25	150,024.71	53.69
0-1294-423-77-330-060-0-591	.00	92,806.48	.00	.00	92,806.48	92,806.48	.00	100.00
060	.00	92,806.48	.00	.00	92,806.48	92,806.48	.00	100.00
77	.00	516,738.44	.00	.00	365,837.58	365,837.58	150,900.86	70.80
0-1294-423-78-330-056-0-590	.00	317,855.84	.00	.00	317,855.84	317,855.84	.00	100.00
0-1294-423-78-330-056-0-591	.00	129,829.35	.00	.00	129,829.35	129,829.35	.00	100.00
0-1294-423-78-330-056-1-590	.00	200,000.00	.00	.00	45,729.59	45,729.59	154,270.41	22.86
0-1294-423-78-330-056-1-591	.00	200,000.00	.00	.00	61,679.28	61,679.28	138,320.72	30.84
056	.00	847,685.19	.00	.00	555,094.06	555,094.06	292,591.13	65.48
0-1294-423-78-330-057-0-590	.00	159,827.11	.00	.00	159,827.11	159,827.11	.00	100.00
0-1294-423-78-330-057-1-590	.00	200,000.00	.00	.00	32,272.19	32,272.19	167,727.81	16.14
057	.00	359,827.11	.00	.00	192,099.30	192,099.30	167,727.81	53.39
0-1294-423-78-330-060-0-590	.00	145,990.40	.00	.00	145,990.40	145,990.40	.00	100.00
0-1294-423-78-330-060-0-591	.00	162,625.11	.00	.00	162,625.11	162,625.11	.00	100.00
0-1294-423-78-330-060-1-590	.00	15,657.00	.00	.00	15,657.00	15,657.00	.00	100.00
0-1294-423-78-330-060-1-591	.00	68,400.74	.00	.00	68,400.74	68,400.74	.00	100.00
060	.00	392,673.25	.00	.00	392,673.25	392,673.25	.00	100.00
78	.00	1,600,185.55	.00	.00	1,139,866.61	1,139,866.61	460,318.94	71.23
1294 JUVENILE PROBATION GRANTS	.00	2,116,923.99	.00	.00	1,505,704.19	1,505,704.19	611,219.80	71.13
0 YEAR 2020	.00	2,116,923.99	.00	.00	1,505,704.19	1,505,704.19	611,219.80	71.13

2021

Hidalgo County, Activity Summary

From 01/01/2021 to 12/31/2021 Referral Types: All Originating Jurisdiction County: Hidalgo

Placements

Facility	Beginning Of Period	Added	End Of Period	Completed	All Other Outcomes	Days
A World for Children - McAllen, TX	11	6	3	6	8	2478
AMIKids Rio Grande Valley - Los Fresnos, TX	1	3	1	2	1	487
Cyndi Taylor Krier Juvenile Correctional Treatment - San Antonio, TX	1	3	0	2	2	707
Giocosa Foundation - Brownsville, TX	1	9	3	2	5	814
Gulf Coast Trades Center - New Waverly, TX	4	5	3	6	0	1386
Judge Mario E. Ramirez, Jr. Juvenile Justice Center (Secure Placement) - Weslaco, TX	5	10	3	9	3	2376
Krause Children's Residential - Katy, TX	2	0	0	1	1	231
L.I.F.E. Residential Program - San Benito, TX	0	1	1	0	0	29
Lake Granbury Youth Services - Granbury, TX	2	6	1	2	5	837
Lutheran Social Services of the South, Inc. - Austin, TX	1	0	1	0	0	365
Mesquite Treatment Center, LLC - Lyford, TX	6	28	4	21	9	1274
Mexia State Supported Living Center - DADS - Mexia, TX	1	0	1	0	0	365
Monarch Academy for Girls - Denison, TX	1	3	2	1	1	481
New Life Childrens Treatment Center - Canyon Lake, TX	1	0	0	0	1	55
Pegasus Schools, Inc. - Lockhart, TX	3	2	2	3	0	928
Robert N. Barnes Regional Juvenile Facility - Corpus Christi, TX	3	4	0	2	5	589
Shoreline, Inc. - Taft, TX	5	5	1	7	2	906
The Center for Success and Independence Rockdale Academy	3	18	9	6	6	2771
The Oaks Brownwood - Brownwood, TX	0	3	0	2	1	434
Victoria County Juvenile Justice Center - Victoria, TX	1	2	1	1	1	209
Total	52	108	36	73	51	17722

✓
160

\$12,492,224.97

2021

Hidalgo County

For 01/01/21 - 01/31/22

Expenditure Summary Report

FJEXS06A

Periods 01 - 13

1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Y-T-D Encumbrance	Period Expended	Y-T-D Expended	Available Balance	Percent
1100 GENERAL FUND							
1-1100-423-77-330-001-0-591 JUVENILE PANS-ROOM & BOARD EX	1,200,000.00	634,204.63	.00	634,204.63	634,204.63	.00	100.00
1-1100-423-77-330-001-2-591 JUVENILE PANS-ROOM & BOARD EX	.00	544,795.37	.00	195,925.33	195,925.33	348,870.04	35.96
001	1,200,000.00	1,179,000.00	.00	830,129.96	830,129.96	348,870.04	70.41
77	1,200,000.00	1,179,000.00	.00	830,129.96	830,129.96	348,870.04	70.41
1-1100-423-78-330-001-0-590 JUVENILE PAS-ROOM & BOARD INT	1,181,000.00	4,293.85	.00	4,293.85	4,293.85	.00	100.00
1-1100-423-78-330-001-0-591 JUVENILE PAS-ROOM & BOARD EXT	300,000.00	73,240.19	.00	73,240.19	73,240.19	.00	100.00
1-1100-423-78-330-001-2-590 JUVENILE PAS-ROOM & BOARD INT	.00	760,473.74	.00	44,840.00	44,840.00	715,633.74	5.90
1-1100-423-78-330-001-2-591 JUVENILE PAS-ROOM & BOARD EXT	.00	216,118.56	.00	.00	.00	216,118.56	.00
001	1,481,000.00	1,054,126.34	.00	122,374.04	122,374.04	931,752.30	11.61
78	1,481,000.00	1,054,126.34	.00	122,374.04	122,374.04	931,752.30	11.61
1100 GENERAL FUND	2,681,000.00	2,233,126.34	.00	952,504.00	952,504.00	1,280,622.34	42.65
1 YEAR 2021	2,681,000.00	2,233,126.34	.00	952,504.00	952,504.00	1,280,622.34	42.65

2021

For 01/01/21 - 01/31/22

Expenditure Summary Report

FJEXS06A

Periods 01 - 13

Standard Report Format

1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Y-T-D Encumbrance	Period Expended	Y-T-D Expended	Available Balance	Percent
1294 JUVENILE PROBATION GRANTS							
1-1294-423-77-330-056-1-591	.00	876.15	.00	876.15	876.15	.00	100.00
1-1294-423-77-330-056-2-591	.00	203,175.96	.00	4,744.56	4,744.56	198,431.30	2.34
056	.00	204,052.01	.00	5,620.71	5,620.71	198,431.30	2.75
1-1294-423-77-330-057-1-591	.00	150,024.71	.00	150,024.71	150,024.71	.00	100.00
1-1294-423-77-330-057-2-591	.00	210,000.00	.00	74,352.57	74,352.57	135,647.43	35.41
057	.00	360,024.71	.00	224,377.28	224,377.28	135,647.43	62.32
77	.00	564,076.72	.00	229,997.99	229,997.99	334,078.73	40.77
1-1294-423-78-330-056-1-590	.00	204,724.79	.00	204,724.79	204,724.79	.00	100.00
1-1294-423-78-330-056-1-591	.00	297,428.56	.00	297,428.56	297,428.56	.00	100.00
1-1294-423-78-330-056-2-590	.00	200,000.00	.00	10,728.75	10,728.75	189,271.25	5.36
1-1294-423-78-330-056-2-591	.00	260,000.00	.00	225,677.62	225,677.62	34,322.38	86.80
056	.00	962,153.35	.00	738,559.72	738,559.72	223,593.63	76.76
1-1294-423-78-330-057-1-590	.00	176,102.47	.00	176,102.47	176,102.47	.00	100.00
1-1294-423-78-330-057-2-590	.00	100,047.00	.00	31,258.67	31,258.67	68,788.33	31.24
1-1294-423-78-330-057-2-591	.00	110,000.00	.00	110,000.00	110,000.00	.00	100.00
057	.00	386,149.47	.00	317,361.14	317,361.14	68,788.33	82.19
1-1294-423-78-330-060-1-590	.00	49,319.55	.00	49,319.55	49,319.55	.00	100.00
1-1294-423-78-330-060-1-591	.00	91,925.85	.00	91,925.85	91,925.85	.00	100.00
1-1294-423-78-330-060-2-590	.00	19,049.35	.00	19,049.35	19,049.35	.00	100.00
1-1294-423-78-330-060-2-591	.00	93,507.37	.00	93,507.37	93,507.37	.00	100.00
060	.00	253,802.12	.00	253,802.12	253,802.12	.00	100.00
78	.00	1,602,104.94	.00	1,309,722.98	1,309,722.98	292,381.96	81.75
1294 JUVENILE PROBATION GRANTS	.00	2,166,181.66	.00	1,539,720.97	1,539,720.97	626,460.69	71.08
1 YEAR 2021	.00	2,166,181.66	.00	1,539,720.97	1,539,720.97	626,460.69	71.08

Hidalgo County

For 01/01/22 - 01/31/23

Expenditure Summary Report

FJEXS06A

Periods 01 - 13

Standard Report Format

Standard Report Format

1001 - Standard Report Spec

Account No/Description	Original Budget	Adjusted Budget	Y-T-D Encumbrance	Period Expended	Y-T-D Expended	Available Balance	Percent
1100 GENERAL FUND							
2-1100-423-77-330-001-2-591 JUVENILE PANS-ROOM & BOARD EX	1,100,000.00	248,611.84	.00	248,611.84	248,611.84	.00	100.00
2-1100-423-77-330-001-3-591 JUVENILE PANS-ROOM & BOARD EX	.00	68,586.98	.00	68,586.98	68,586.98	.00	100.00
001	1,100,000.00	317,198.82	.00	317,198.82	317,198.82	.00	100.00
77	1,100,000.00	317,198.82	.00	317,198.82	317,198.82	.00	100.00
2-1100-423-78-330-001-2-590 JUVENILE PAS-ROOM & BOARD INT	1,000,000.00	.00	.00	.00	.00	.00	.00
2-1100-423-78-330-001-2-591 JUVENILE PAS-ROOM & BOARD EXT	300,000.00	380,963.68	.00	380,963.68	380,963.68	.00	100.00
2-1100-423-78-330-001-3-590 JUVENILE PAS-ROOM & BOARD INT	.00	69,730.00	.00	69,730.00	69,730.00	.00	100.00
2-1100-423-78-330-001-3-591 JUVENILE PAS-ROOM & BOARD EXT	.00	189,036.32	.00	-2,746.18	-2,746.18	191,782.50	-1.45
001	1,300,000.00	639,730.00	.00	447,947.50	447,947.50	191,782.50	70.02
78	1,300,000.00	639,730.00	.00	447,947.50	447,947.50	191,782.50	70.02
1100 GENERAL FUND	2,400,000.00	956,928.82	.00	765,146.32	765,146.32	191,782.50	79.96
2 YEAR 2022	2,400,000.00	956,928.82	.00	765,146.32	765,146.32	191,782.50	79.96

Hidalgo County

FJEX506A

Run Date 07/26/23 02:58 PM

For 01/01/22 - 01/31/23

Periods 01 - 13

Expenditure Summary Report

Standard Report Format

1001 - Standard Report Spec

Standard Report Format

Account No/Description

Account No/Description	Original Budget	Adjusted Budget	Encumbrance	Y-T-D	Period Expended	Y-T-D Expended	Available Balance	Percent
------------------------	-----------------	-----------------	-------------	-------	-----------------	----------------	-------------------	---------

1294 JUVENILE PROBATION GRANTS

2-1294-423-77-330-056-2-591	198,431.30	125,928.53	.00	.00	125,928.53	125,928.53	.00	100.00
TJJD-A-PRE&PCST ADJ PANS-ROOM								
2-1294-423-77-330-056-3-591	.00	335,000.00	.00	.00	131,629.38	131,629.38	203,370.62	39.29
TJJD-A-PRE&PCST ADJ PANS-ROOM								
056	198,431.30	460,928.53	.00	.00	257,557.91	257,557.91	203,370.62	55.88
2-1294-423-77-330-057-2-591	135,647.43	91,039.45	.00	.00	91,039.45	91,039.45	.00	100.00
TJJD-A-DIVERSION PANS-ROOM &								
057	135,647.43	91,039.45	.00	.00	91,039.45	91,039.45	.00	100.00
2-1294-423-77-330-060-2-591	.00	25,502.01	.00	.00	25,502.01	25,502.01	.00	100.00
TJJD-R-RDA-PANS-ROOM & BRD EX								
2-1294-423-77-330-060-3-591	.00	8,698.36	.00	.00	8,698.36	8,698.36	.00	100.00
TJJD-R-RDA-PANS-ROOM & BRD EX								
060	334,078.73	586,168.35	.00	.00	34,200.37	34,200.37	.00	100.00
77	334,078.73	586,168.35	.00	.00	382,797.73	382,797.73	203,370.62	65.31
2-1294-423-78-330-056-2-590	189,271.25	149,055.00	.00	.00	149,055.00	149,055.00	.00	100.00
TJJD-A-PRE&PCST ADJ PAS-ROOM								
2-1294-423-78-330-056-2-591	34,322.38	188,461.27	.00	.00	188,461.27	188,461.27	.00	100.00
TJJD-A-PRE&PCST ADJ PAS-ROOM								
2-1294-423-78-330-056-3-590	.00	140,000.00	.00	.00	30,500.00	30,500.00	109,500.00	21.79
TJJD-A-PRE&PCST ADJ PAS-ROOM								
2-1294-423-78-330-056-3-591	.00	570,028.03	.00	.00	292,212.34	292,212.34	277,815.69	51.26
TJJD-A-PRE&PCST ADJ PAS-ROOM								
056	223,593.63	1,047,544.30	.00	.00	660,228.61	660,228.61	387,315.69	63.03
2-1294-423-78-330-057-2-590	68,788.33	37,758.79	.00	.00	37,758.79	37,758.79	.00	100.00
TJJD-A-DIVERSION PAS-ROOM & B								
2-1294-423-78-330-057-2-591	.00	75,637.52	.00	.00	75,637.52	75,637.52	.00	100.00
TJJD-A-DIVERSION PAS-ROOM & B								
057	68,788.33	113,396.31	.00	.00	113,396.31	113,396.31	.00	100.00
2-1294-423-78-330-060-2-591	.00	30,246.57	.00	.00	30,246.57	30,246.57	.00	100.00
TJJD-R-RDA-PRE&POST ADJ ROOM								
2-1294-423-78-330-060-3-591	.00	29,799.99	.00	.00	29,799.99	29,799.99	.00	100.00
TJJD-R-RDA-PRE&POST ADJ ROOM								
060	.00	60,046.56	.00	.00	60,046.56	60,046.56	.00	100.00
78	292,381.96	1,220,987.17	.00	.00	833,671.48	833,671.48	387,315.69	68.28
1294 JUVENILE PROBATION GRANTS	626,460.69	1,807,155.52	.00	.00	1,216,469.21	1,216,469.21	590,686.31	67.31
2 YEAR 2022	626,460.69	1,807,155.52	.00	.00	1,216,469.21	1,216,469.21	590,686.31	67.31

2022

Hidalgo County, Activity Summary

From 01/01/2022 to 12/31/2022 Referral Types: All Originating Jurisdiction County: Hidalgo

Placements

Facility	Beginning Of Period	Added	End Of Period	Completed	All Other Outcomes	Days
A World for Children - McAllen, TX	3	6	2	5	2	1417
AMIKids Rio Grande Valley - Los Fresnos, TX	1	0	0	1	0	19
Giocosa Foundation - Brownsville, TX	3	5	1	1	6	399
Gulf Coast Trades Center - New Waverly, TX	3	4	1	2	4	678
Judge Mario E. Ramirez, Jr. Juvenile Justice Center (Secure Placement) - Weslaco, TX	3	15	5	4	9	2072
L.I.F.E. Residential Program - San Benito, TX	1	1	0	1	1	152
Lake Granbury Youth Services - Granbury, TX	1	10	6	3	2	1054
Lutheran Social Services of the South, Inc. - Austin, TX	1	0	0	1	0	176
Mesquite Treatment Center, LLC - Lyford, TX	4	25	1	14	14	1119
Mexia State Supported Living Center - DADS - Mexia, TX	1	0	1	0	0	365
Monarch Academy for Girls - Denison, TX	2	3	0	4	1	795
New Life Childrens Treatment Center - Canyon Lake, TX	0	1	0	1	0	185
Pegasus Schools, Inc. - Lockhart, TX	2	3	2	2	1	958
Shoreline, Inc. - Taft, TX	1	9	2	7	1	786
The Center for Success and Independence Rockdale Academy	9	11	4	10	6	2442
The Oaks Brownwood - Brownwood, TX	0	2	0	2	0	476
Victoria County Juvenile Justice Center - Victoria, TX	1	1	1	0	1	313
Total	36	96	26	58	48	13406

✓
132

\$1,981,615.53



JUDGE MARIO E. RAMIREZ, JR. JUVENILE JUSTICE CENTER

Attachment B

Luis M. Singleterry
Judge, 92nd D.C.

Fernando Mancias
Judge, 93rd D.C.

J.R. "Bobby" Flores
Judge, 139th D.C.

Rose Guerra Reyna
Judge, 206th D.C.

Marla Cuellar
Judge, 275th D.C.

Mario E. Ramirez, Jr.
Juvenile Overseer
Judge, 332nd D.C.

Noe Gonzalez
Administrative
Judge, 370th D.C.

Letty Lopez
Judge, 389th D.C.

Keno Vasquez
Judge, 398th D.C.

Israel Ramon, Jr.
Judge, 430th D.C.

Renee Rodriguez-
Betancourt
Judge, 449th D.C.

Joe Ramirez
Judge, 464th D.C.

Richard Cortez
County Judge

Maryann Denner, MSCJ
Director/Chief Juvenile
Probation Officer

Ricardo "Rick" Guerrero, Jr.
Budget Manager II

1001 N. Doolittle Rd.
P.O. Box 267
Edinburg, Texas 78542
(956) 587-6200
Fax (956) 318-2950

The purpose of a residential treatment program is to provide intense therapeutic services to youth with serious emotional, behavioral, and substance use issues. The program below is aimed at providing structured and comprehensive services to address the needs of juveniles in our community. In addition, this agency recognizes the importance of providing culturally competent care and incorporates family components into treatment.

Services	Substance Abuse	Mental Health		
Individual Counseling	1 session per week	1 session per week (trauma informed)		
Family Counseling	After completion of FEP once a week until discharge	After completion of FEP once a week until discharge		
Family skills training (FEP)	1 session per week (12-14) weeks	1 session per week (12-14) weeks		
Group Therapy	5 Session per week <ul style="list-style-type: none"> ● Anger Management (1xweekly) ● Intense substance abuse treatment (1 x weekly) ● Trauma Recovery/Seeking Safety (1 x weekly) ● Social Skills Training (1 x weekly) 	5 Session per week <ul style="list-style-type: none"> ● Anger Management (1xweekly) ● Intense substance abuse treatment ● Trauma Recovery/Seeking Safety (1 x weekly) ● Social Skills Training (1 x weekly) 		
Recreational Therapy	Stress reduction (meditation, yoga, etc) 3-5xweekly	Stress reduction (meditation, yoga, etc) 3-5weekly		
Vocational Services	1xweekly 16YOA+	1xweekly 16YOA+		
Social Services	Family case manager	Family case manager		



JUDGE MARIO E. RAMIREZ, JR. JUVENILE JUSTICE CENTER

Luis M Singleterry
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Judge, 93rd D.C.

J.R. "Bobby" Flores
Judge, 139th D.C.

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Judge, 389th D.C.

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Judge, 464th D.C.

Richard Cortez
County Judge

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Director/Chief Juvenile
Probation Officer

Ricardo "Rick" Guerrero, Jr.
Budget Manager II

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P.O. Box 267
Edinburg, Texas 78542
(956) 587-6200
Fax (956) 318-2950

Therapeutic Clinical Services	Master Level Clinicians (LPC, LPC-A, LMFT-A, Doctoral level students	Master Level Clinicians (LPC, LPC-A, LMFT-A, Doctoral level students		
Other clinical/social services	Bachelor level/Associate level social workers, licensed chemical dependency counselors (LCDC), and recreational therapists	Bachelor level/Associate level social workers, licensed chemical dependency counselors (LCDC), and recreational therapists		
Psychiatric Services	Contract-onsite	Contract-onsite		
Medical	Contract –onside	Contract –onside		

\$ 26.00 SF/YR
1,500 SF

\$39,000 per year

Attachment C

\$ 26.00 SF/YR
1,600 SF
\$41,600 per year



Tom Shepherd
9566824701



Martin Manzo
9566824701



10XTMF, LLC | 1406 W Pike Blvd
24,800 SF of Space Available in Weslaco, TX



HIGHLIGHTS

- Brand new project in Weslaco, property consist of 2 buildings, with 16 units, units 1-8 are 1,500 sf each and units 9-16 are 1,600 sf each.
- High traffic area, property backs to Interstate 2 or Highway 83.
- Space type is Mixed and Retail. Property has 4 corners for Drive Thru business. The property has a 165 parking spaces.

SPACE AVAILABILITY (16)

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 1	1,500 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 10	1,600 SF	-	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 11	1,600 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 12	1,600 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 13	1,600 SF	-	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 14	1,600 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 15	1,600 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 16	1,600 SF	-	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 2	1,500 SF	12'	Negotiable	\$26.00 /SF/YR	TBD
1st Floor, Ste 3	1,500 SF	12'	Negotiable	\$26.00 /SF/YR	TBD

PROPERTY FACTS FOR 1406 W PIKE BLVD , WESLACO, TX 78596

Rental Rate	\$26.00 /SF/YR	Year Built	2024
Property Type	Retail	Parking Ratio	6.65/1,000 SF
Property Subtype	Storefront Retail/Office	Construction Status	Proposed
Gross Leasable Area	24,800 SF		

ABOUT THE PROPERTY

Brand new project in Weslaco, Texas. This property will consist of two buildings, each with eight units. On one building the units will be 1,500 sq ft each and the other building will be eight units of 1,600 sq ft each. This new project sits on three acres on West Pike Blvd very close to Westgate Blvd and it backs to Interstate 2 or

- Commuter Rail
- Conferencing Facility
- Food Court

Highway 83. This new project will have 165 parking spaces and very nice common areas. Feel free to reach out for further information. Eight smaller units will lease for \$26.00 per sq ft per year, plus \$7.33 per sq ft for the Triple Net. Eight larger units will also lease for \$26.00 per sq ft per year, plus \$7.33 per sq ft for the Triple Net.

- Drive Thru
- Air Conditioning

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W Pike Blvd	N Westgate Dr, W	7,316	2018	0.12 mi
N Westgate Dr	W Pike Blvd, S	19,569	2022	0.17 mi
North Westgate Drive	W Pike Blvd, S	18,830	2020	0.17 mi
W Pike Blvd	N Westgate Dr, E	5,305	2022	0.23 mi
N Border Ave	W Pike Blvd, N	7,198	2022	0.34 mi
N Border Ave	San Benito St, S	4,737	2022	0.35 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Westgate Dr	Abilene Dr, N	16,940	2022	0.39 mi
N Border Ave	W Expy 83, S	916	2018	0.40 mi
N Westgate Dr	Hwy 83 Bus, S	16,582	2022	0.46 mi
N Westgate Dr	W US Hwy 83, S	7,390	2015	0.56 mi

NEARBY MAJOR RETAILERS



MAP OF 1406 W PIKE BLVD WESLACO, TX 78596



ADDITIONAL PHOTOS



GetMedia (1)



GetMedia (6)



GetMedia (2)



GetMedia (4)



GetMedia (3)



GetMedia (5)

Listing ID: 28090666

Date Created: 3/29/2023

Last Updated: 6/7/2023

Address: 1406 W Pike Blvd, Weslaco, TX



John Ortiz
9565720530

\$ 118,048 per year
x 20 years

\$ 2,360,960.00



1202 W Expressway 83

0.77 Acres of Commercial Land for Lease in Weslaco, TX



HIGHLIGHTS

- RIGHT ON W. EXPRESSWAY 83
- CORNER LOT
- CLOSE TO RETAILERS, RESTAURANTS, BANKS, HOTELS, AND MANY OTHER BUSINESSES

LOT AVAILABLE

Rental Rate	\$2.71/SF/YR	Lot Size	0.77 AC
Lease Term	20 Years		

HIGH PROFILE LAND WITH GREAT VISABILITY RIGHT OFF EXPRESSWAY 83 IN WESLACO, TEXAS

PROPERTY OVERVIEW

ADDRESS: 1202 W EXPRWY 83 WESLACO, TX
LEGAL: CENTRAL INDUSTRIAL PH 1 LOT 2

SUBDIVISION: C267801 - CENTRAL INDUSTRIAL
PH 1 - SWL

PROPERTY FACTS

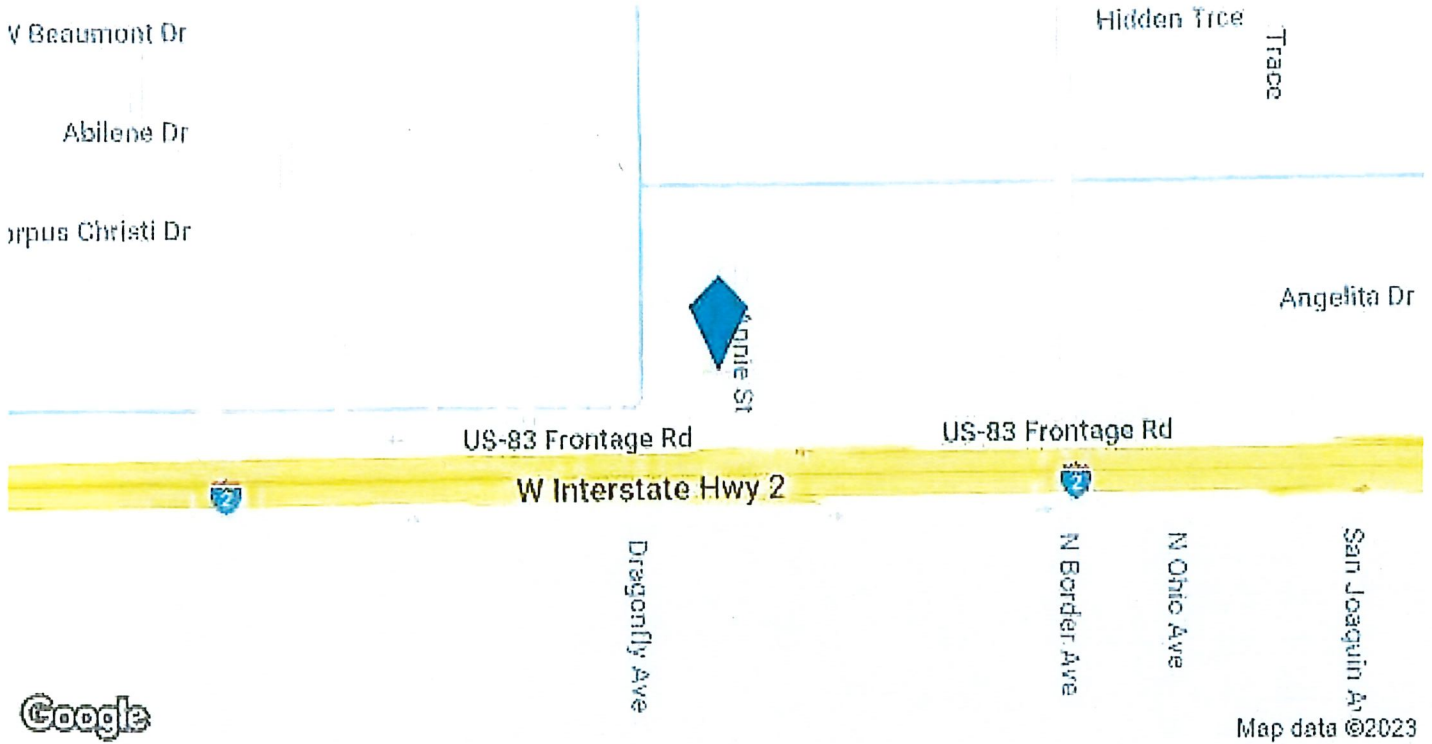
Rental Rate	\$118,048/AC/YR	Property Subtype	Commercial
Property Type	Land	Proposed Use	Commercial

TRANSPORTATION

AIRPORT

McAllen Miller International Airport	22 min drive	16.3 mi
Valley International Airport	33 min drive	25.8 mi

MAP OF 1202 W EXPRESSWAY 83 WESLACO, TX 78599



Google

Map data ©2023

Listing ID: 27582994

Date Created: 4/26/2023

Last Updated: 4/26/2023

Address: 1202 W Expressway 83, Weslaco, TX

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



\$ 5.70 SF/YR
107,500 SF
\$ 612,750 per year



Lyon Gegenheimer
5126335384



715 W Pike St

107,500 SF of Industrial Space Available in Weslaco, TX



HIGHLIGHTS

- 2 Blocks from Expressway 83 & Near Progresso Bridge into Mexico
- Manufacturing Facility with 3 Phase Electric & High Volume Gas
- Loading on 2 Sides, 2 Large Fenced & Gated Trailer Yards

FEATURES

Clear Height	20'
Column Spacing	40' x 50'
Drive-In Bays	1
Interior Dock Doors	10
Exterior Dock Doors	10
Cross Docks	Yes
Standard Parking Spaces	171

ALL AVAILABLE SPACE (1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
Ground - A, B & C	22,500-107,500 SF	3-5 Years	\$5.70 /SF/YR	Industrial	Full Build-Out	Now

PROPERTY OVERVIEW

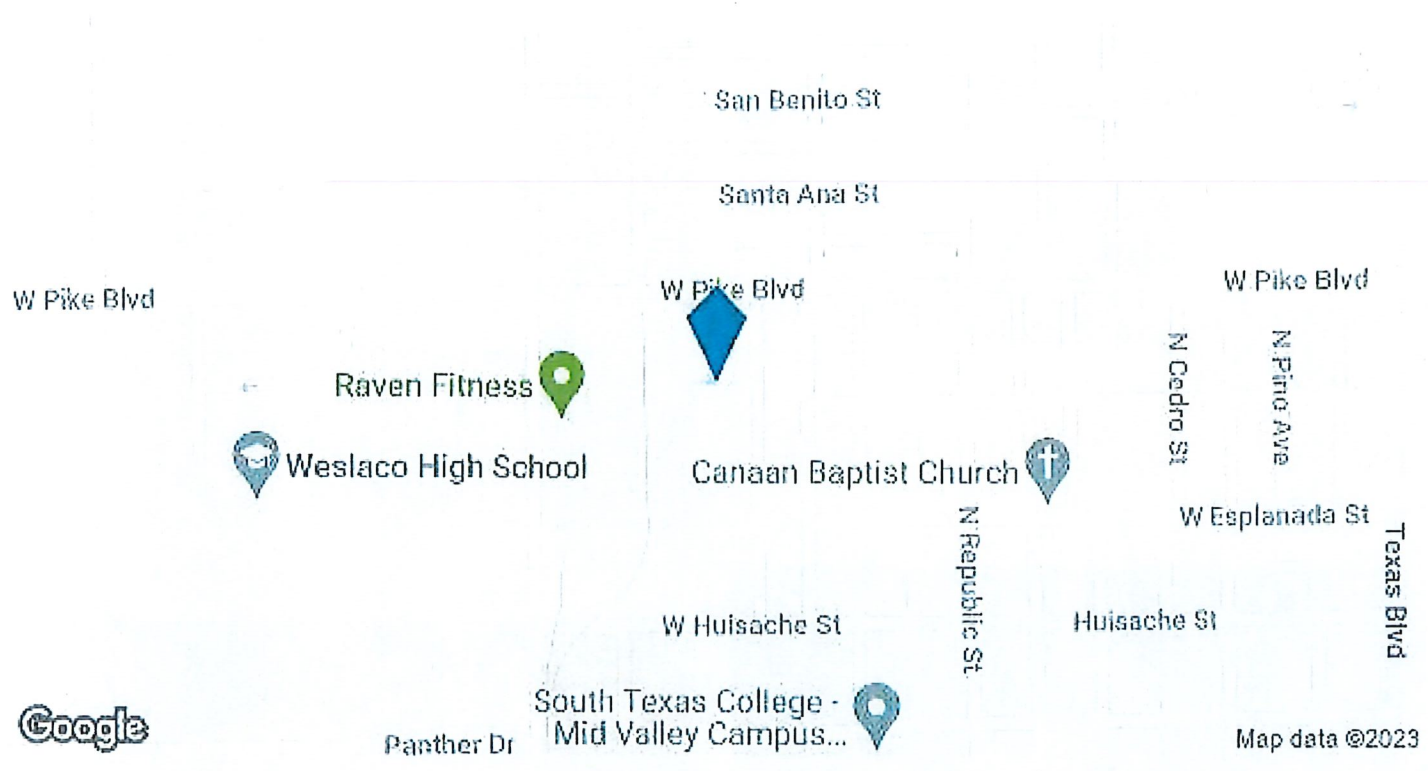
22,500 SF - 107,500 SF available. Sprinklered Manufacturing Facility, Ideal Mid-Valley Distribution Center or Warehousing, Seal Coated Floor for Easy Dust-mopping, Front and Back Paved Yard, Offices, Conference & Large Lunch/Cafeteria. Multiple bathrooms, Ramp for

Ground Level Loading/Unloading, Fenced and Gated Yards for Secure Overnight Storage, Rail Along West Side of Building, Up to 5 additional Acres for additional Parking, Wall Skylights on every Exterior Wall. Floor Plan Available

WAREHOUSE FACILITY FACTS

Building Size	107,500 SF
Lot Size	6.95 AC
Year Built	1965
Construction	Metal
Sprinkler System	Wet
Lighting	Metal Halide
Power Supply	Phase: 3
Zoning	F2 - Industrial/Manufacturing

MAP OF 715 W PIKE ST WESLACO, TX 78596



ADDITIONAL PHOTOS



Building Photo



Warehouse Floor



Exterior with Parking Lot



Warehouse



Warehouse with Mezzanine



Interior of Docks



Warehouse with Sliding Doors



Warehouse with Beams



Warehouse with Beams

Listing ID: 11426636

Date Created: 10/17/2022

Last Updated: 6/6/2023

Address: 715 W Pike St, Weslaco, TX

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



Linette Solorsano <linette.solorsano@co.hidalgo.tx.us>

Fwd: Building question

7 messages

Maryann Denner <maryann.denner@jpd.co.hidalgo.tx.us> Wed, May 17, 2023 at 3:22 PM
To: Rey Salazar <rey.salazar@co.hidalgo.tx.us>, Damaris San Miguel <damaris.sanmiguel@co.hidalgo.tx.us>, Guillermo Palacios <guillermo.palacios@hchd.org>, Linette Solorsano <linette.solorsano@co.hidalgo.tx.us>, "Guerrero, Rick" <ricardo.guerrero@jpd.co.hidalgo.tx.us>

Mr. Palacios,

The dimensions of the current Boot Camp and Transitional building are as follows:

The Boot Camp sits on a 12.5 acres net.
The Boot Camp is 11,809 Sq. Ft.
The Transitional Building is 4,800 Sq. Ft.
The addition would be approximately 3000 Sq. Ft.

Please see the email below in regards to a recent construction of a new treatment facility in Williamson County. From the little information provided, we can determine the square footage cost is a little over \$700.00 per square foot.

We are waiting for a response from the construction firm that builds secure buildings for TJJD.

I hope this helps.
Chief Denner

----- Forwarded message -----

From: **Scott Matthew** <smatthew@wilco.org>
Date: Thu, May 11, 2023 at 1:57 PM
Subject: Re: Building question
To: Maryann Denner <maryann.denner@jpd.co.hidalgo.tx.us>

Chief Denner,

It is great to hear from you. Yes it is secure, 48 beds with a lot of ancillary space, offices, gym, education space. 85 million for renovation of about 40,000 square feet and 80,000 square feet of new build.

I hope this helps.

Blessings,

Scott

Get [Outlook for iOS](#)

From: Maryann Denner <maryann.denner@jpd.co.hidalgo.tx.us>
Sent: Thursday, May 11, 2023 1:37:23 PM
To: Scott Matthew <smatthew@wilco.org>
Subject: Building question

EXTERNAL email: Exercise caution when opening.

Good afternoon,
Hope all is well out in your area! I have a question: what was the square footage cost of your new facility and is it secure? We are in the process of getting ARPA funds together to renovate the boot camp into a more treatment friendly facility. We needed some cost information on recently constructed facilities and I immediately thought of you.

From: Eliud Rubio <eliud.rubio@jpd.co.hidalgo.tx.us>
Sent: Wednesday, May 24, 2023 9:13 AM
To: Carlos Guerra <carlos.guerra@hok.com>
Subject: [EXTERNAL] Price

You don't often get email from eliud.rubio@jpd.co.hidalgo.tx.us. [Learn why this is important](#)

Good morning Mr. Guerra I was inquiring on how much the square footage is running at today's rate to build a new correctional building. You may reach me at the phone number below or my cell phone 956-463-7003, thank you.

--

Eliud Rubio

Facility Administrator
Judge Mario E. Ramirez, Jr. Juvenile Justice Center
[1001 N. Doolittle Rd.](#)
P.O. Box 267
Edinburg, Texas 78540
Office: [\(956\) 587-6200](tel:(956)587-6200) ext. 7117

eliud.rubio@jpd.co.hidalgo.tx.us

--

Eliud Rubio

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--

Maryann Denner, MSCJ
Director & Chief Juvenile Probation Officer
Mario E. Ramirez, Jr. Juvenile Justice Center
[1001 N Doolittle Rd. Edinburg, Tx 78539](#)
(956) 587-6200 office
(956) 318-2950 fax

"Everyday is a good day, some are just better"

 [cid:image004.png@01D6FF9F.3FDBA310](#)



JUDGE MARIO E. RAMIREZ, JR. JUVENILE JUSTICE CENTER

Attachment E

Items that need to be replaced or repaired/updated at Boot Camp and Transition Building

Luis M. Singleterry
Judge, 92nd D.C.

Fernando Mancias
Judge, 93rd D.C.

J.R. "Bobby" Flores
Judge, 139th D.C.

Rose Guerra Reyna
Judge, 206th D.C.

Marla Cuellar
Judge, 275th D.C.

Mario E. Ramirez, Jr.
Juvenile Overseer
Judge, 332nd D.C.

Noe Gonzalez
Administrative
Judge, 370th D.C.

Letty Lopez
Judge, 389th D.C.

Keno Vasquez
Judge, 398th D.C.

Israel Ramon, Jr.
Judge, 430th D.C.

Renee Rodriguez-
Belancourt
Judge, 449th D.C.

Joe Ramirez
Judge, 464th D.C.

Richard Cortez
County Judge

Maryann Denner, MSCJ
Director/Chief Juvenile
Probation Officer

Ricardo "Rick" Guerrero, Jr.
Budget Manager II

1001 N. Doolittle Rd.
P.O. Box 267
Edinburg, Texas 78542
(956) 587-6200
Fax (956) 318-2950

Main Building

1. Roof Leaks. Metal roof has been leaking for years now, especially in the classroom southeast corner.
2. None of the Air Handlers have a Cat Walk making very difficult to work on the units. At times we must climb unto the walls in order to get to the units, or seat on the Freon Lines which only causes damage to the Freon lines.
3. Doors we are waiting for parts and/or complete door locks as locks are worn and are in need of repair.
4. Plumbing issues as plumbing lines and pipes get older, we encounter leaks especially in the crawl spaces.
5. Ceiling grid and tile, grid is weak due to the excessive repairs that have been made.
6. Cracks and holes in walls throughout facility.
7. Plumbing piping needing to be replaced especially where the three large water heaters are.
8. Hot water does not reach the dorms in time. Pump is not doing what it is meant to do in the allotted time.
9. Pavilion for recreational therapy
10. Separate modern kitchen w/cook's office space
11. Separate updated infirmary
12. Separate classrooms (2)
13. Indoor Pantry
14. Outside Flammable Storage Lockers
15. Update Generator and wiring to the whole building
16. Updated Two way radios
17. New lawn tractor with cutter
18. Perimeter/Facility Camera upgraded (current ones obsolete)
19. LED exteriors lights for all perimeter lights
20. Lockers for cadet issued clothing
21. Old PT track concerted into visitors parking lot
22. Exterior gate speaker boxes upgraded
23. Golf cart for outside perimeter checks
24. New office furniture
25. Expand garden area and possibly a Green House
26. Upgrade existing perimeter fences or new fences



JUDGE MARIO E. RAMIREZ, JR. JUVENILE JUSTICE CENTER

Luis M. Singleterry
Judge, 92nd D.C.

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27. Upgrade Control Panels
28. Outside storages/sheds
29. New paint in/outside

Transition Building

1. AC Units missing condensers
2. AC Blowers don't work.
3. Roof needs to be replaced.
4. Plumbing needs to be replaced as it is not used often.
5. Wrong type lighting. Building still has T-12 Lighting very inefficient energy.
6. Water heater needs to be replaced.
7. IT will need to run all new wiring to building or update internet to wireless.
8. New floors
9. Complete remodel of interior
10. Painting inside and out
11. New storage buildings



Linette Solorsano <linette.solorsano@co.hidalgo.tx.us>

Fwd: [EXTERNAL] Price

1 message

Maryann Denner <maryann.denner@jpd.co.hidalgo.tx.us>
To: Linette Solorsano <linette.solorsano@co.hidalgo.tx.us>

Thu, Jul 20, 2023 at 10:02 AM

Here is an email from one of our sources.

----- Forwarded message -----

From: **Eliud Rubio** <eliud.rubio@jpd.co.hidalgo.tx.us>

Date: Wed, May 24, 2023 at 1:01 PM

Subject: Fwd: [EXTERNAL] Price

To: Guerrero, Rick <ricardo.guerrero@jpd.co.hidalgo.tx.us>, Denner, Maryann <maryann.denner@jpd.co.hidalgo.tx.us>

----- Forwarded message -----

From: **Carlos Guerra** <carlos.guerra@hok.com>

Date: Wed, May 24, 2023 at 11:35 AM

Subject: RE: [EXTERNAL] Price

To: Eliud Rubio <eliud.rubio@jpd.co.hidalgo.tx.us>

Mr Rubio,

As you probably have heard, the market has jumped all over the place. Some of the factors that tend to play a role is the shortage of labor and long delays in manufacturing of products. Another factor is the location of the project relative to a major city so trades are readily available. We anticipate that the market is becoming more stable now, but one can still predict a 3% scalation per year moving forward.

In our estimates for a durable commercial construction, cost per square foot can run from \$425-\$500. However, for a correctional facility, to meet specific correctional criteria can run up to \$750.

I would say that for a juvenile facility, there are areas where one can look into reducing the degree of rigorousness and reduce the cost. Having said that, you might want to start with an average of \$600 per square foot for budgetary numbers, but be mindful that might not cover a full correctional criteria.

Alternates play a role to get critical portions built and phase additions as funds become available.

Also, the above are just construction cost. You will need to consider a 25% multiplier for soft cost: furniture and equipment and design fees.

Let me know if you have any questions.

CARLOS GUERRA
Justice Planner

HOK

717 North Harwood Street, Suite 2850 | Dallas, TX 75201 USA

t +1 214 231 5838 carlos.guerra@hok.com

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