



HIDALGO

COUNTY



ANIMAL CONTROL CENTER

Needs Assessment & Feasibility Study



C-22-0325-08-09

Prepared By **B²Z** ENGINEERING

OUR RECOMMENDATIONS

- **OPTION 1**

- Hidalgo County builds an 8,000 sf fully functioning Animal Control Facility without the assistance or partnerships with surrounding cities.

- **OPTION 2**

- Hidalgo County builds a 16,000 sf fully functioning Animal Control Facility without any assistance or partnerships with surrounding cities.

The first site location is located in Hidalgo County within Precinct #1 jurisdiction and labeled as the Burner Station property. This site location allows for future facility expansion.

The second site location is located in Hidalgo County within Precinct #4 jurisdiction and labeled as Sunflower Road property. This site is highly visible to traffic and is surrounded by subdivisions. This site location allows for future facility expansion.

The third site location that was evaluated is in Hidalgo County within Precinct #1 jurisdiction and labeled as the Monte Alto property. Although this site location allows for future facility expansion, it is in a high flood prone area.

ADDITIONAL PROPERTIES ASSESSED:

The fourth site location that was evaluated is in Hidalgo County within Precinct #1 jurisdiction and labeled as the Donna BFI property. This site location allows for future facility expansion.

The fifth site location that was evaluated is in Hidalgo County within Precinct #1 jurisdiction and labeled as the Mercedes BFI property. This site location allows for future facility expansion.

The sixth site location that was evaluated is in Hidalgo County within Precinct #4 jurisdiction and labeled as the Edinburg Airport property. This site location allows for future facility expansion.

Based on a needs assessment and program of spaces established by operational and industry standards, B2Z is proposing a newly constructed 8,000 square foot Animal Control Center on property that allows for future expansion, plus approximately 5,000 square feet of outdoor kennels.

OPTION 1 – 8,000 SF FACILITY

OPTION 1 – Hidalgo County builds an 8,000 sf fully functioning Animal Control Facility without the assistance or partnerships with surrounding cities.

- 44 Canine Kennels
- 26 Feline Kennels
- 18 Canine Quarantine Kennels
- 5 Feline Quarantine Kennels
- 15 Outdoor Kennels
- Exam Room (4 small/4 large)

At a 5-day hold, Hidalgo County will have the capacity to accept 648 animals per month.

Projected Annual Personnel Expenses:

Qty	Position	Salary	Total Cost
1	Department Manager	\$60,000	\$60,000*
4	Maintenance	\$28,000	\$112,000
7	Animal Control Officers	\$50,000	\$350,000*
1	Administrative Assistant	\$25,000	\$25,000
8	In-House ACO's	\$30,000	\$240,000
Total Projected Annual Salaries			\$787,000

Projected Annual Operating Expenses:

Description	Projected Amount
Water/Electricity/Sewage	\$25,000
Disposal	\$6,000
Repairs & Maintenance	\$3,000
Equipment & Vehicle Rental	\$3,000
Insurance	\$1,500
General Supplies (<i>est. 648 animals/mo</i>)	\$240,000
Propane/Gasoline/Diesel Fuel	\$30,000
Shelter Trainings & Certifications	\$30,000
TOTAL ANNUAL PROJECTED OPERATING EXPENSES	\$338,500

Total Projected Yearly Personnel and Operating Expenses:

\$1,125,500

**\$417,000 Current Hidalgo County Budget*

\$708,500 Increase to current Budget

Projected Construction Cost (Not including cost of land, off-site/on-site drainage and utilities)

Estimated Construction Cost: \$2,235,000

Soft Cost and Contingency: \$713,500

TOTAL PROJECT COST: \$2,948,500

OPTION 2 – 16,000 SF FACILITY

OPTION 2 – Hidalgo County builds a 16,000 sf fully functioning Animal Control Facility without any assistance or partnerships with surrounding cities.

- 88 Canine Kennels
- 52 Feline Kennels
- 36 Canine Quarantine Kennels
- 10 Feline Quarantine Kennels
- 30 Outdoor Kennels
- Exam Room (8 small/8 large)

At a 5-day hold, Hidalgo County will have the capacity to accept 1,296 animals per month.

Projected Annual Personnel Expenses:

Qty	Position	Salary	Total Cost
1	Department Manager	\$60,000	\$60,000*
5	Maintenance	\$28,000	\$140,000
7+3	Animal Control Officers	\$50,000	\$500,000*
2	Administrative Assistants	\$25,000	\$50,000
1	Veterinarian	\$120,000	\$120,000
1	Veterinary Technicians	\$35,000	\$35,000
12	In-House ACO's	\$30,000	\$360,000
	Total Projected Annual Salaries		\$1,265,000

Projected Annual Operating Expenses:

Description	Projected Amount
Water/Electricity/Sewage	\$50,000
Disposal	\$12,000
Repairs & Maintenance	\$6,000
Equipment & Vehicle Rental	\$6,000
Insurance	\$3,000
General Supplies (<i>est. 1,296 animals/mo</i>)	\$483,600
Propane/Gasoline/Diesel Fuel	\$60,000
Shelter Trainings & Certifications	\$60,000
TOTAL ANNUAL PROJECTED OPERATING EXPENSES	\$680,600

Total Projected Yearly Personnel and Operating Expenses:

\$1,945,600

**\$417,000 Current Hidalgo County Budget
\$1,528,600 Increase to current Budget*

Projected Construction Cost (Not including cost of land, off-site/on-site drainage and utilities)

Estimated Construction Cost: \$4,035,000

Soft Cost and Contingency: \$1,478,500

TOTAL PROJECT COST: \$5,513,500

DONNA BFI STATION LOCATION

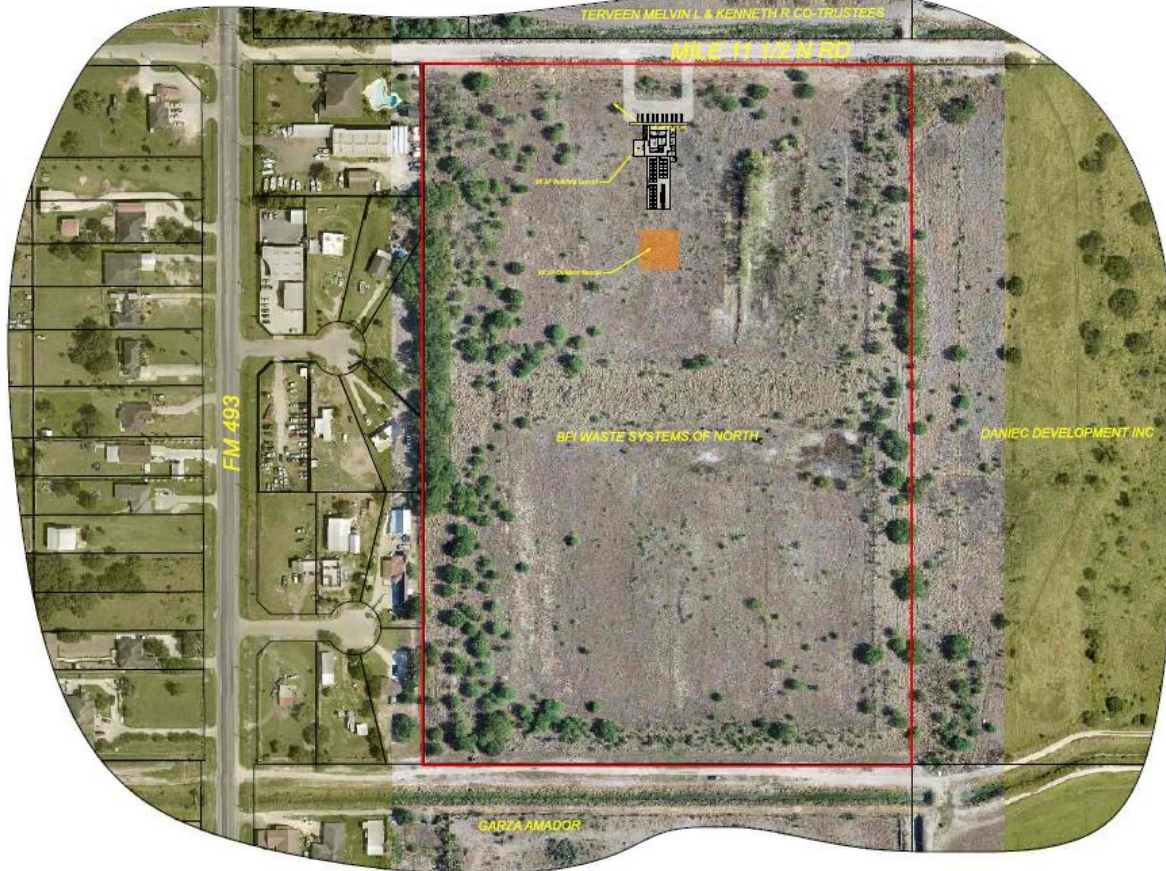
EXISTING SITE - LOCATION



ANIMAL SHELTER LOCATION PROJECT
DONNA BFI STATION LOCATION

CONCEPTUAL SITE PLAN – 8,000 SQ FT. DONNA BFI STATION LOCATION

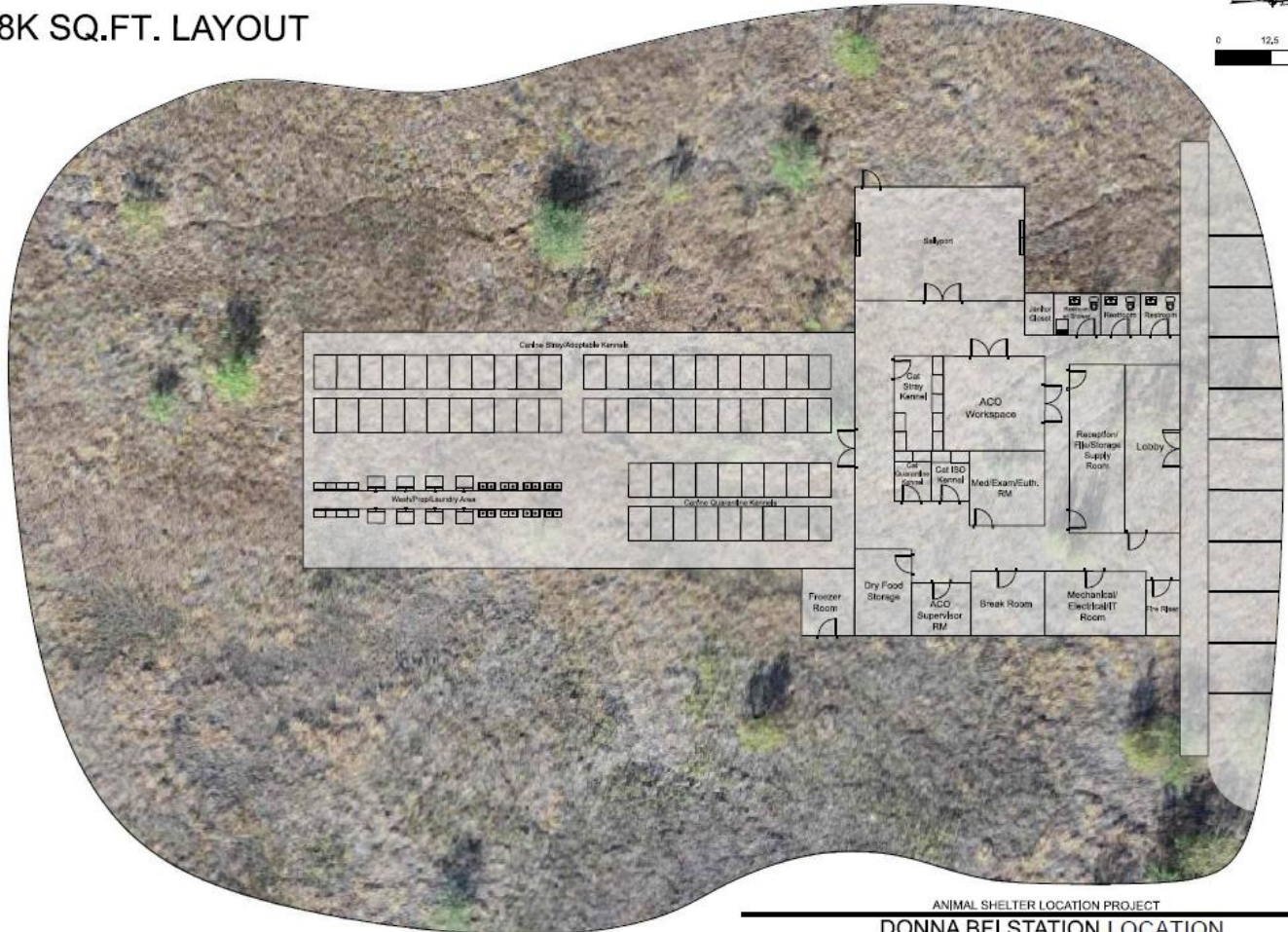
CONCEPTUAL SITE PLAN - LOCATION



ANIMAL SHELTER LOCATION PROJECT
DONNA BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN – 8,000 SQ FT. DONNA BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION 8K SQ.FT. LAYOUT



ANIMAL SHELTER LOCATION PROJECT
DONNA BFI STATION LOCATION

CONCEPTUAL SITE PLAN – 16,000 SQ FT. DONNA BFI STATION LOCATION

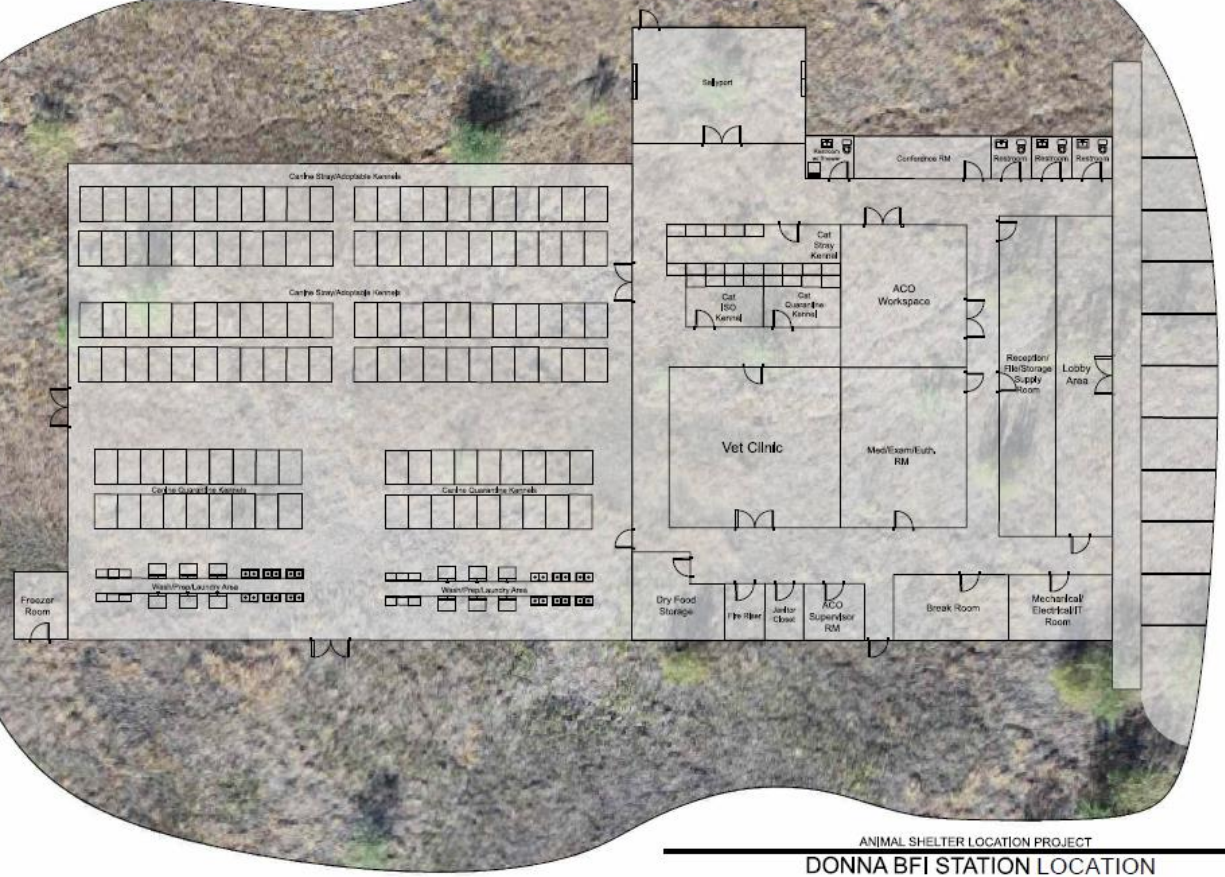
CONCEPTUAL SITE PLAN - LOCATION 16K SQ.FT. LAYOUT



ANIMAL SHELTER LOCATION PROJECT
DONNA BFI STATION LOCATION

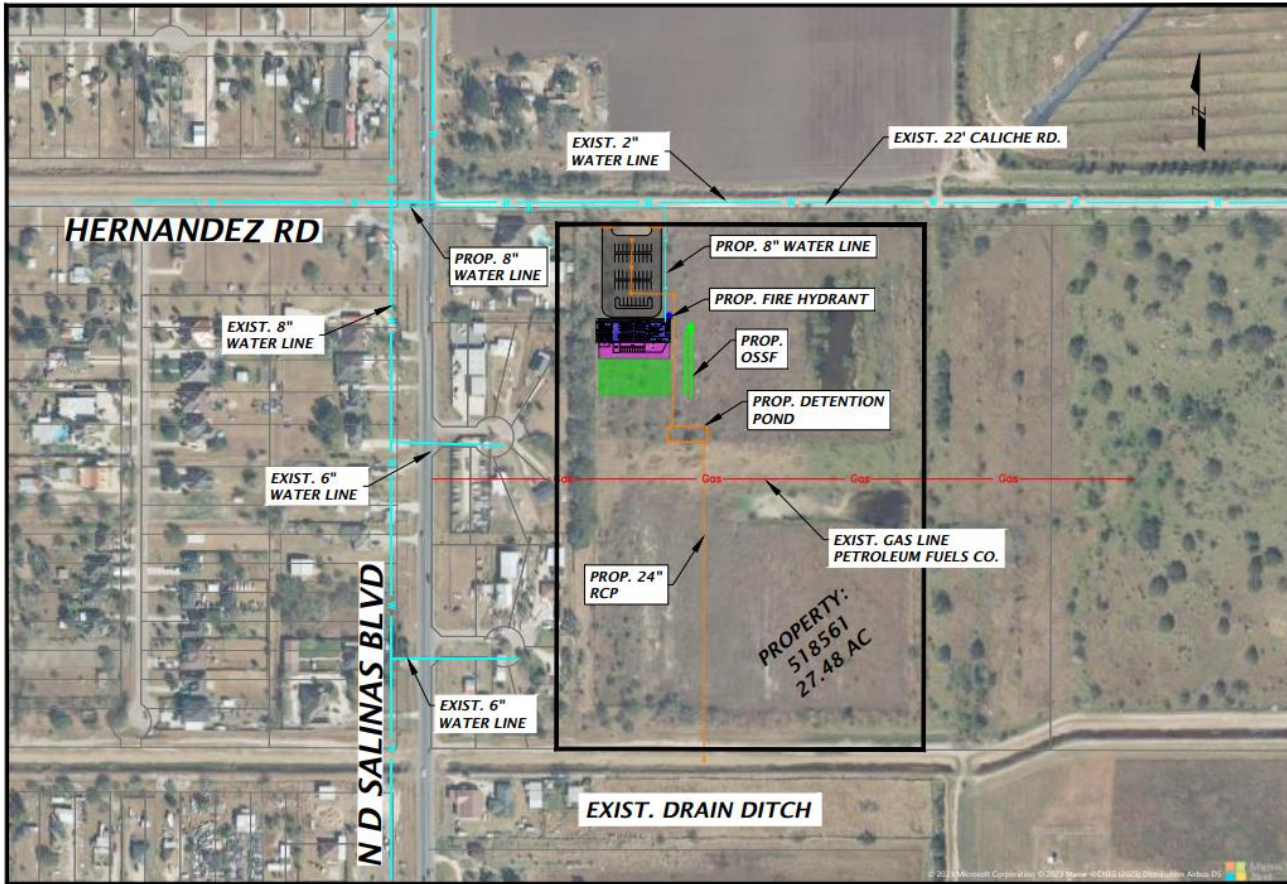
CONCEPTUAL ENLARGED SITE PLAN – 16,000 SQ FT. DONNA BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION 16K SQ.FT. LAYOUT



ANIMAL SHELTER LOCATION PROJECT
DONNA BFI STATION LOCATION

UTILITY LAYOUT MAP - DONNA BFI STATION LOCATION



B2Z ENGINEERING

DONNA BFI STATION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE M. SALDANA P.E. DATED ON 10/18/23. IT IS NOT TO BE USED FOR CONSTRUCTION RECORD, AND/OR PERMIT PURPOSES.

PROJECT NO. M-23-7
 SCALE: 1"=100'
 DESIGNED BY: J.A.A.
 DRAWN BY: N.S.
 CHECKED BY: J.A.A.
 SHEET NO. 000000
 SHEET 1 OF 1

ENGINEERING ESTIMATE - DONNA BFI STATION LOCATION



Preliminary Engineer Estimate for Off-Site Utilities
10.17.2023

Hidalgo County Animal Control Feasibility - Donna BFI Station

Preliminary Engineering Estimate

Owner: Hidalgo County (Pct 1 Area)

Engineer : Jose N. Saldivar P.E.

General Project Costs

ITEM No.	DESCRIPTION	UNIT	EST. QTY.	UNIT COST PRICE	TOTAL PRICE
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General Project

1-1	Clearing and Grubbing Property Lot, according to the plans and specifications	AC	2	\$ 500.00	\$ 1,000.00
1-2	Installation and Maintenance of Erosion Control Measures per Storm Water Pollution Prevention Plan	LS	1	\$ 1,500.00	\$ 1,500.00
1-3	Barricade and Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00

Total General Project Cost \$ **4,000.00**

Sewer Improvements

2-1	Furnish and Install Septic Tank System according to the plans and specifications; complete in place.	EA	1	\$ 40,000.00	\$ 40,000.00
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Total Sewer Improvements \$ **40,000.00**

Water Improvements

3-1	Furnish and Install 8-inch PVC DR18 (5' typical depth) w/ fittings; according to the plans and specifications; complete in place.	LF	1100	\$ 38.00	\$ 41,800.00
3-2	Furnish and Install 8-inch gate valve and box; according to the plans and specifications, complete in place.	EA	2	\$ 3,000.00	\$ 6,000.00
3-3	Furnish and Install 8"x8" Tee; according to the plans and specifications, complete in place.	EA	1	\$ 1,500.00	\$ 1,500.00
3-4	Furnish and Install Fire Hydrant Assembly w/ valve and box ; according to the plans and specifications, complete in place.	EA	2	\$ 6,000.00	\$ 12,000.00
3-5	Furnish and Install 1" single Water Service Connection (long) to property; according to the plans and specifications; complete in place.	EA	1	\$ 1,200.00	\$ 1,200.00
3-6	Tap to existing 6" Water line; according to the plans and specifications; complete in place.	EA	1	\$ 5,000.00	\$ 5,000.00
3-7	2" flush Valve, according to the plans and specifications	EA	1	\$ 2,200.00	\$ 2,200.00
3-8	Furnish and Install Jack and bore according to the plans and specifications; complete in place.	LF	40	\$ 300.00	\$ 12,000.00
3-9	Furnish and Install meter boxes according to the plans and specifications; complete in place.	EA	1	\$ 100.00	\$ 100.00

Total Water Improvements \$ **81,800.00**

Drainage Improvements

4-1	Furnish and Install 18" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	600	\$ 45.00	\$ 27,000.00
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4-2	Furnish and Install 24" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	110	\$ 60.00	\$ 6,600.00
4-3	Furnish and Install Type "C" Inlet; according to the plans and specifications; complete in place.	EA	6	\$ 5,500.00	\$ 33,000.00
4-4	Pavement Drive way Entrance; according to the plans and specifications; complete in place.	EA	2	\$ 5,000.00	\$ 10,000.00
4-5	Install and Maintain Trench Protection per the approved Trench Safety Plan	LF	710	\$ 7.50	\$ 5,325.00
4-6	Back fill & Compaction; according to the plans and specifications, complete in place	LF	710	\$ 12.00	\$ 8,520.00
4-7	Furnish and Install Concrete rip rap; according to the plans and specifications, complete in place.	CY	20	\$ 380.00	\$ 7,600.00
4-8	Excavation Detention Pond; according to the plans and specifications; complete in place 100'x40'x 5'.	CY	740	\$ 6.00	\$ 4,440.00
4-9	Furnish and Install Discharge Structure; according to the plans and specifications, complete in place.	EA	1	\$ 5,000.00	\$ 5,000.00
Total Drainage Improvements				\$	107,485.00
Paving Improvements					
5-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) according to the geotechnical report, plans and specifications; complete in place.in site	SY	1,200.00	\$ 19.00	\$ 22,800.00
5-2	8-inch Compacted Caliche Base compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 14.00	\$ 19,600.00
5-3	8-inch lime stabilized subgrade compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 6.00	\$ 8,400.00
5-4	Prime Coat (MC-30) (0.2 GAL/SY) according to the plans and specifications; complete in place. In site	GAL	240	\$ 10.00	\$ 2,400.00
5-5	Construct 24" Reinforced Concrete Curb and Gutter, according to the plans and specifications; complete in place. in site	LF	928.00	\$ 16.00	\$ 14,848.00
5-6	Construct 5' sidewalk, according to the plans and specifications; complete in place. off site	CY	10.00	\$ 380.00	\$ 3,800.00
5-7	Furnish and Install striping as per County requirements; complete in place	LS	1	\$ 4,000.00	\$ 4,000.00
5-8	Furnish and Install stop signs; complete in place	EA	1	\$ 2,000.00	\$ 2,000.00
Total Paving Improvements				\$	77,848.00
Sub-Total Construction Improvements				\$	311,133.00
Contingency 10%				\$	31,113.30
Total Construction Improvements				\$	342,246.30
Inspection Fee NAWSC 2%				\$	1,636.00
North Alamo Water Supply Fee				\$	4,375.00
Engineering Fee 9%				\$	30,802.17
Topography and Survey for PS&E 2.5%				\$	8,556.16
CMT 3.5%				\$	11,978.62
Construction Manager Fee 4.5%				\$	15,401.08
Total Improvements				\$	414,995.33

Property Details

Account		
Property ID:	518561	Geographic ID: L0450-00-051-0000-05
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	MILE 11 1/2 N RD TX	
Map ID:	26F VOL 2 PG 42	Mapsco:
Legal Description:	LA BLANCA 'B' -E909' BLK 51 27.48GR 27.06AC NET	
Abstract/Subdivision:	L045000 - LA BLANCA "B" - SDN	
Neighborhood:	L045000	
Owner		
Owner ID:	549010	
Name:	BFI WASTE SYSTEMS OF NORTH	
Agent:	RYAN & COMPANY	
Mailing Address:	AMERICA INC PO BOX 29246 PHOENIX, AZ 85038-9246	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$55,473 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$55,473 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$55,473 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$55,473
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BFI WASTE SYSTEMS OF NORTH %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$55,473	\$55,473	\$0.00	
CDN	CITY OF DONNA	0.747937	\$55,473	\$55,473	\$414.90	
DR1	DRAINAGE DISTRICT #1	0.117900	\$55,473	\$55,473	\$65.40	
GHD	HIDALGO COUNTY	0.575000	\$55,473	\$55,473	\$318.97	
JCC	SOUTH TEXAS COLLEGE	0.161500	\$55,473	\$55,473	\$89.59	
SDN	DONNA ISD	1.119900	\$55,473	\$55,473	\$621.24	
SST	SOUTH TEXAS SCHOOL	0.049200	\$55,473	\$55,473	\$27.29	
W01	DONNA WATER DIST #1	0.210000	\$55,473	\$55,473	\$116.49	

Total Tax Rate: 2.981437

Estimated Taxes With Exemptions: \$1,653.88

Estimated Taxes Without Exemptions: \$1,653.88

MERCEDES BFI STATION LOCATION

EXISTING SITE - LOCATION



ANIMAL SHELTER LOCATION PROJECT

MERCEDES BFI STATION LOCATION

CONCEPTUAL SITE PLAN – 8,000 SQ FT. MERCEDES BFI STATION LOCATION

CONCEPTUAL SITE PLAN - LOCATION

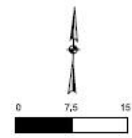


ANIMAL SHELTER LOCATION PROJECT

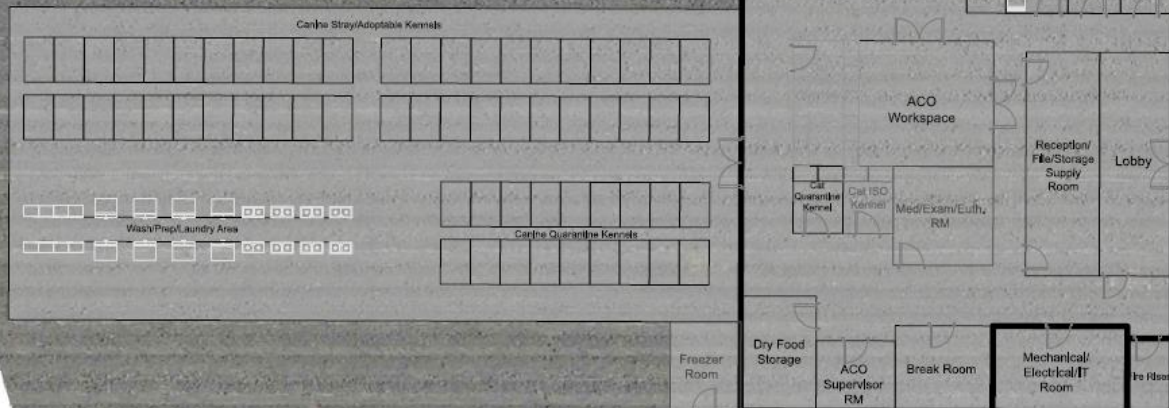
MERCEDES BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN – 8,000 SQ FT. MERCEDES BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION



8,000 Sq. Ft.



ANIMAL SHELTER LOCATION PROJECT
MERCEDES BFI STATION LOCATION

CONCEPTUAL SITE PLAN – 16,000 SQ FT. MERCEDDES BFI STATION LOCATION

CONCEPTUAL SITE PLAN - LOCATION

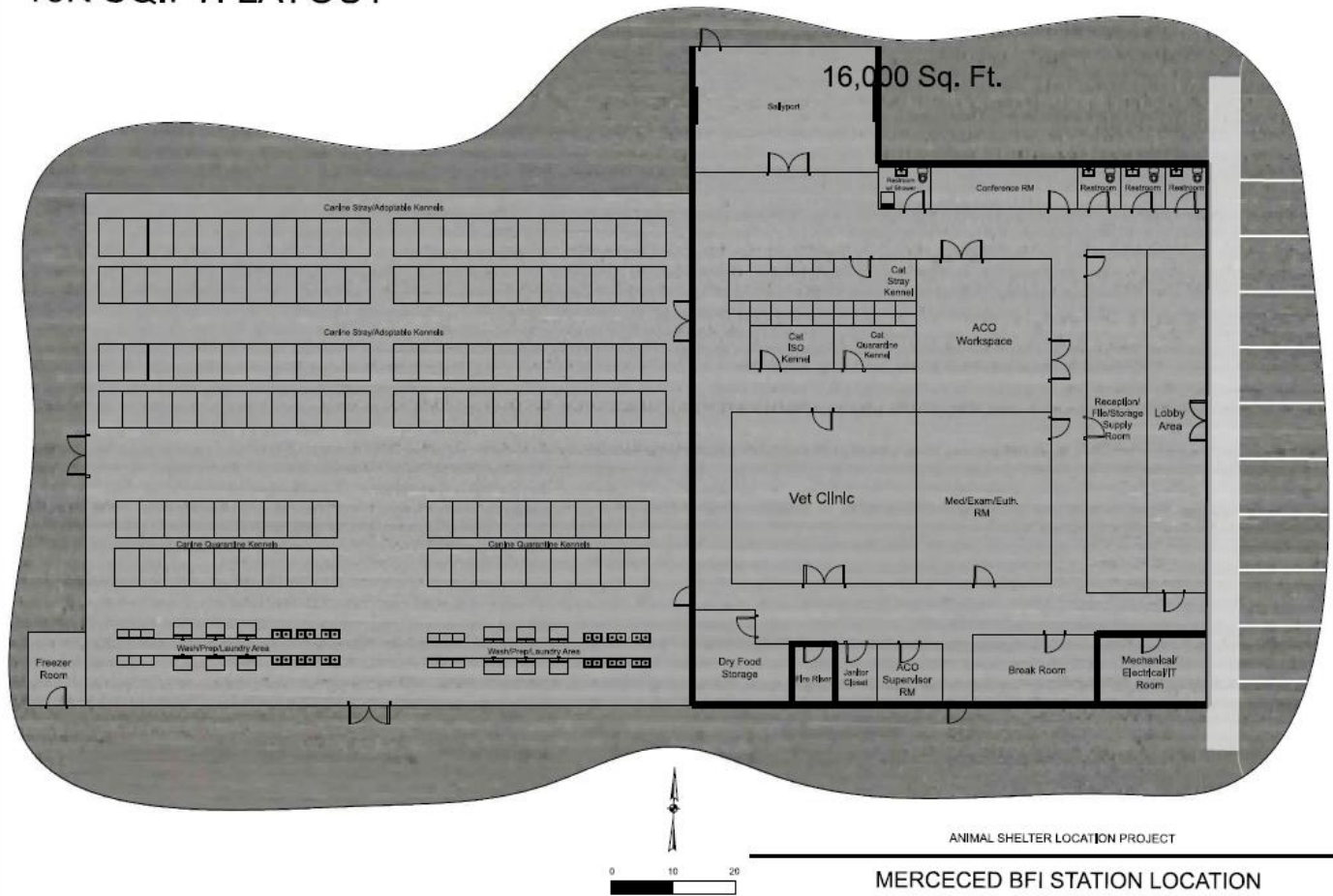
16K SQ.FT. LAYOUT



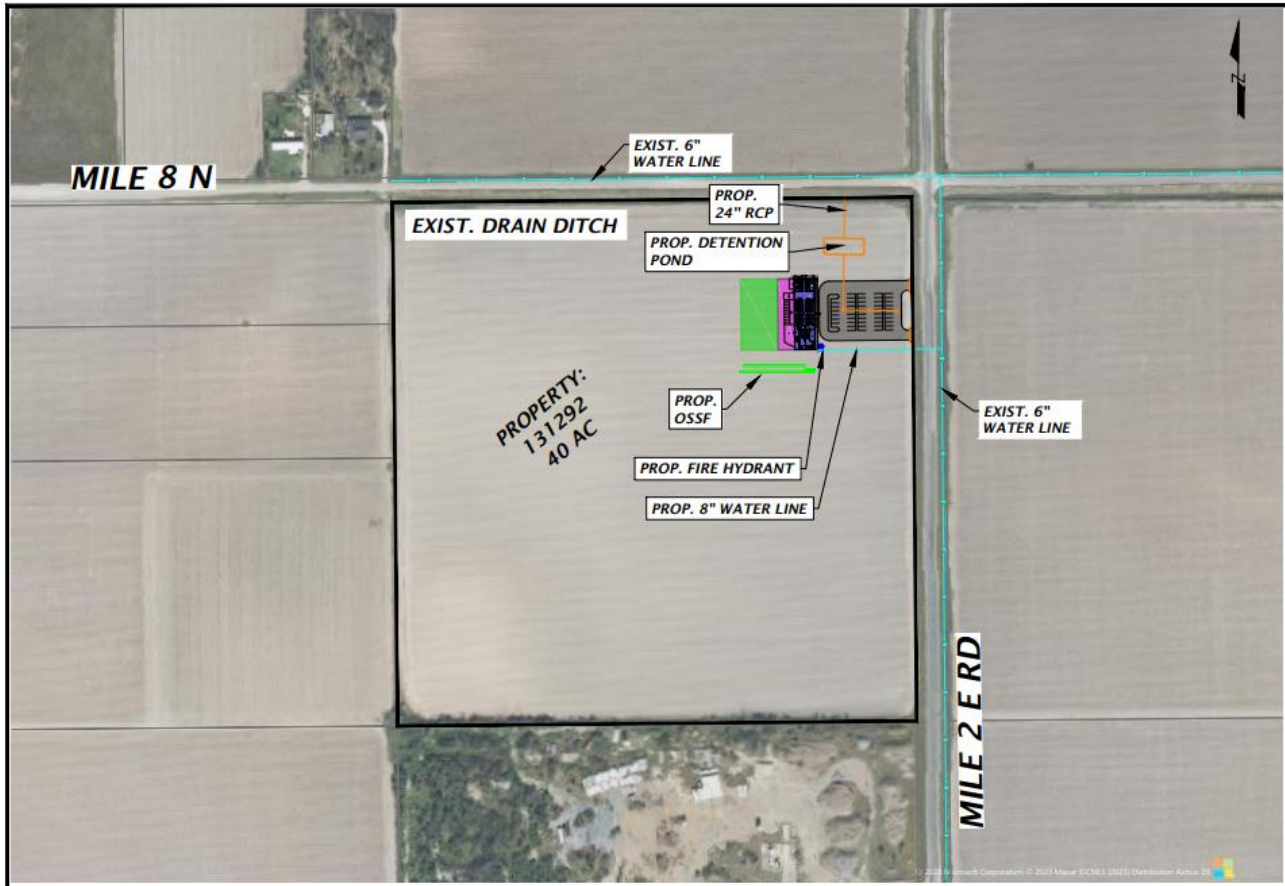
ANIMAL SHELTER LOCATION PROJECT
MERCEDDES BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN – 16,000 SQ FT. MERCED BFI STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION 16K SQ.FT. LAYOUT



UTILITY LAYOUT MAP – MERCEDES BFI STATION LOCATION




B2Z ENGINEERING

MERCEDES BFI
STATION

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RELEASED FOR THE
PURPOSE OF
PRELIMINARY REVIEW
AND COMMENTS UNDER
THE AUTHORITY OF
JOSE N. SALDANHA P.E.
ISSUE ON
10/18/23
IT IS NOT TO BE USED
FOR CONSTRUCTION,
PERMITS, AND/OR PERMIT
PURPOSES.

PROJECT NO. M-23-7
SCALE: NTS
DRAWN BY: A.S.
CHECKED BY: N.S.
DATE: XXXXX
SHEET 1 OF 1

ENGINEERING ESTIMATE – MERCEDES BFI STATION LOCATION

			Preliminary Engineer Estimate for Off-Site Utilities 10.17.2023		
Hidalgo County Animal Control Feasibility - Mercedes BFI Station					
Preliminary Engineering Estimate					
Owner: Hidalgo County (Pct 1 Area)			Engineer : Jose N. Saldivar P.E.		
General Project Costs					
ITEM No.	DESCRIPTION	UNIT	EST. QTY.	UNIT COST PRICE	TOTAL PRICE
General Project					
1-1	Clearing and Grubbing Property Lot, according to the plans and specifications	AC	1	\$ 50.00	\$ 50.00
1-2	Installation and Maintenance of Erosion Control Measures per Storm Water Pollution Prevention Plan	LS	1	\$ 1,500.00	\$ 1,500.00
1-3	Barricade and Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00
Total General Project Cost				\$	3,050.00
Sewer Improvements					
2-1	Furnish and Install Septic Tank System according to the plans and specifications; complete in place.	EA	1	\$ 40,000.00	\$ 40,000.00
Total Sewer Improvements				\$	40,000.00
Water Improvements					
3-1	Furnish and Install 8-inch PVC DR18 (5' typical depth) w/ fittings; according to the plans and specifications; complete in place.	LF	300	\$ 38.00	\$ 11,400.00
3-2	Furnish and Install 8-inch gate valve and box; according to the plans and specifications, complete in place.	EA	1	\$ 3,000.00	\$ 3,000.00
3-3	Furnish and Install 8"x8" Tee; according to the plans and specifications, complete in place.	EA	1	\$ 1,500.00	\$ 1,500.00
3-4	Furnish and Install Fire Hydrant Assembly w/ valve and box ; according to the plans and specifications, complete in place.	EA	1	\$ 6,000.00	\$ 6,000.00
3-5	Furnish and Install 1" single Water Service Connection (long) to property; according to the plans and specifications; complete in place.	EA	1	\$ 1,200.00	\$ 1,200.00
3-6	Tap to existing 6" Water line; according to the plans and specifications; complete in place.	EA	1	\$ 5,000.00	\$ 5,000.00
3-7	2" flush Valve, according to the plans and specifications	EA	1	\$ 2,200.00	\$ 2,200.00
3-8	Furnish and Install Jack and bore according to the plans and specifications; complete in place.	LF	40	\$ 300.00	\$ 12,000.00
3-9	Furnish and Install meter boxes according to the plans and specifications; complete in place.	EA	1	\$ 100.00	\$ 100.00
Total Water Improvements				\$	42,400.00
Drainage Improvements					
4-1	Furnish and Install 18" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	350	\$ 45.00	\$ 15,750.00

4-2	Furnish and Install 24" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	300	\$ 60.00	\$ 18,000.00
4-3	Furnish and Install Type "C" Inlet; according to the plans and specifications; complete in place.	EA	6	\$ 5,500.00	\$ 33,000.00
4-4	Pavement Drive way Entrance; according to the plans and specifications; complete in place.	EA	2	\$ 5,000.00	\$ 10,000.00
4-5	Install and Maintain Trench Protection per the approved Trench Safety Plan	LF	650	\$ 7.50	\$ 4,875.00
4-6	Back fill & Compaction; according to the plans and specifications, complete in place	LF	650	\$ 12.00	\$ 7,800.00
4-7	Furnish and Install Concrete rip rap; according to the plans and specifications, complete in place.	CY	20	\$ 380.00	\$ 7,600.00
4-8	Excavation Detention Pond; according to the plans and specifications; complete in place 100'x40'x 5'.	CY	740	\$ 6.00	\$ 4,440.00
4-9	Furnish and Install Discharge Structure; according to the plans and specifications, complete in place.	EA	1	\$ 5,000.00	\$ 5,000.00
Total Drainage Improvements				\$	106,465.00
Paving Improvements					
5-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) according to the geotechnical report, plans and specifications; complete in place.in site	SY	1,200.00	\$ 19.00	\$ 22,800.00
5-2	8-inch Compacted Caliche Base compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 14.00	\$ 19,600.00
5-3	8-inch lime stabilized subgrade compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 6.00	\$ 8,400.00
5-4	Prime Coat (MC-30) (0.2 GAL/SY) according to the plans and specifications; complete in place. In site	GAL	240	\$ 10.00	\$ 2,400.00
5-5	Construct 24" Reinforced Concrete Curb and Gutter, according to the plans and specifications; complete in place. in site	LF	928.00	\$ 16.00	\$ 14,848.00
5-6	Construct 5' sidewalk, according to the plans and specifications; complete in place. off site	CY	10.00	\$ 380.00	\$ 3,800.00
5-7	Furnish and Install striping as per County requirements; complete in place	LS	1	\$ 4,000.00	\$ 4,000.00
5-8	Furnish and Install stop signs; complete in place	EA	1	\$ 2,000.00	\$ 2,000.00
Total Paving Improvements				\$	77,848.00
Sub-Total Construction Improvements				\$	269,763.00
Contingency 10%				\$	26,976.30
Total Construction Improvements				\$	296,739.30
Inspection Fee MWSC 2%				\$	848.00
Military Water Supply Fee				\$	4,375.00
Engineering Fee 9%				\$	26,706.54
Topography and Survey for PS&E 2.5%				\$	7,418.48
CMT 3.5%				\$	10,385.88
Construction Manager Fee 4.5%				\$	13,353.27
Total Improvements				\$	359,826.46

Property Details

Account		
Property ID:	131292	Geographic ID: C1400-00-042-0001-00
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	SW CORNER of 8 MILE N & 2 MILE E TX	
Map ID:		Mapsco:
Legal Description:	CAPISALLO LOT 1 BLK 42 40AC GR 35.67AC NET	
Abstract/Subdivision:	C140000 - CAPISALLO DISTRICT - SMC	
Neighborhood:	C140000	
Owner		
Owner ID:	673223	
Name:	BFI WASTE SERVICES OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 29246 PHOENIX, AZ 85038-9246	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$356,700 (+)
Market Value:	\$356,700 (=)
Agricultural Value Loss:	\$339,578 (-)

Appraised Value:	\$17,122 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$17,122
Ag Use Value:	\$17,122

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: BFI WASTE SERVICES OF TEXAS LP %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$356,700	\$17,122	\$0.00	
CMC	CITY OF MERCEDES	0.775000	\$356,700	\$17,122	\$132.70	
DR1	DRAINAGE DISTRICT #1	0.117900	\$356,700	\$17,122	\$20.19	
GHD	HIDALGO COUNTY	0.575000	\$356,700	\$17,122	\$98.45	
JCC	SOUTH TEXAS COLLEGE	0.161500	\$356,700	\$17,122	\$27.65	
SMC	MERCEDES ISD	1.345000	\$356,700	\$17,122	\$230.29	
SST	SOUTH TEXAS SCHOOL	0.049200	\$356,700	\$17,122	\$8.42	
THMC1	COUNTY - MERCEDES TAX INCREMENT ZONE 1	0.000000	\$356,700	\$17,122	\$0.00	
TMC1	MERCEDES TAX INCREMENT ZONE 1	0.000000	\$356,700	\$17,122	\$0.00	

Total Tax Rate: 3.023600

Estimated Taxes With Exemptions: \$517.70

Estimated Taxes Without Exemptions: \$10,785.18

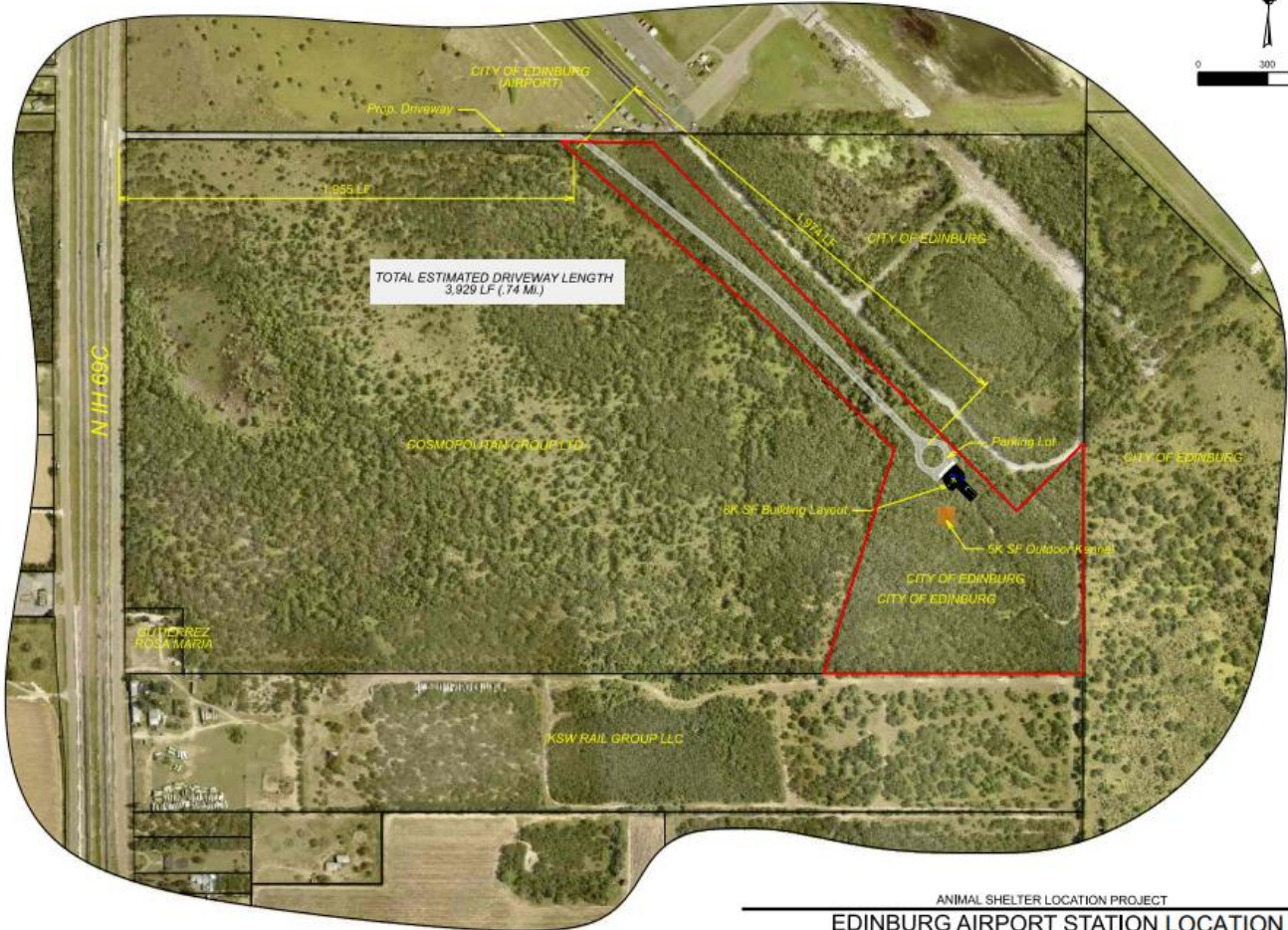
EDINBURG AIRPORT STATION LOCATION

EXISTING SITE - LOCATION



CONCEPTUAL SITE PLAN – 8,000 SQ FT. EDINBURG AIRPORT STATION LOCATION

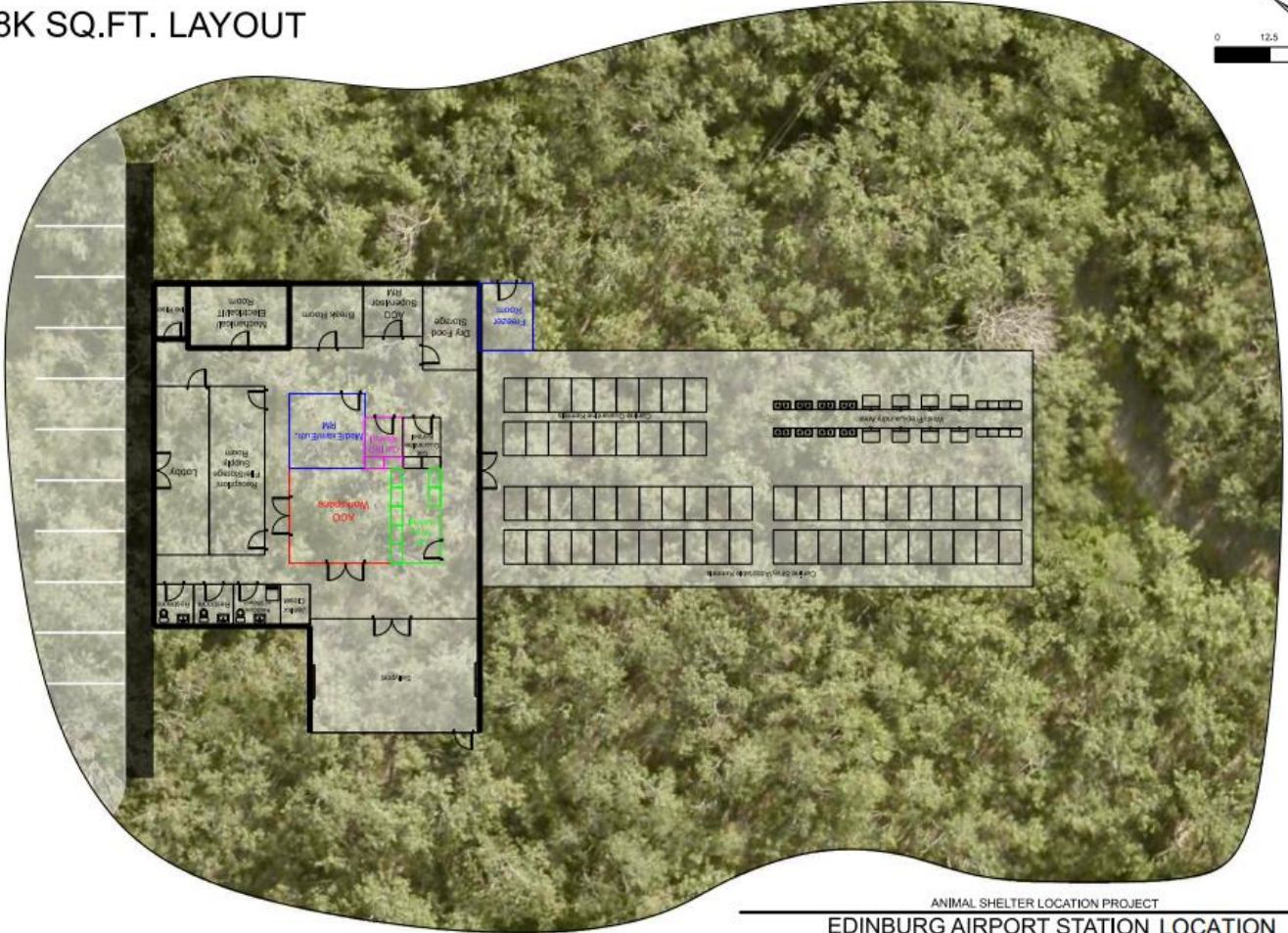
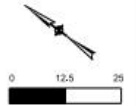
CONCEPTUAL SITE PLAN - LOCATION



ANIMAL SHELTER LOCATION PROJECT
EDINBURG AIRPORT STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN – 8,000 SQ FT. EDINBURG AIRPORT STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION 8K SQ.FT. LAYOUT

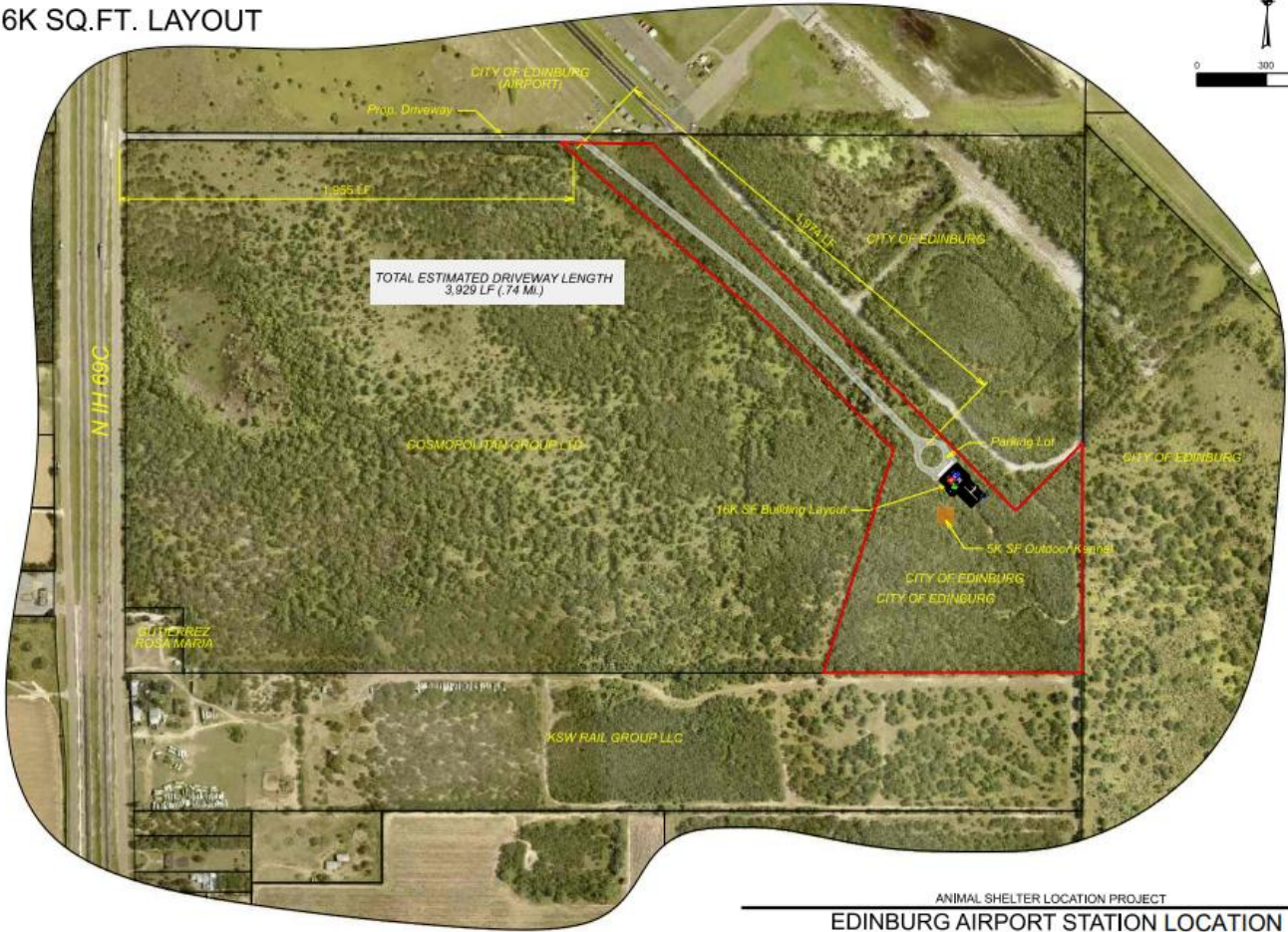


ANIMAL SHELTER LOCATION PROJECT
EDINBURG AIRPORT STATION LOCATION

CONCEPTUAL SITE PLAN – 16,000 SQ FT. EDINBURG AIRPORT STATION LOCATION

CONCEPTUAL SITE PLAN - LOCATION

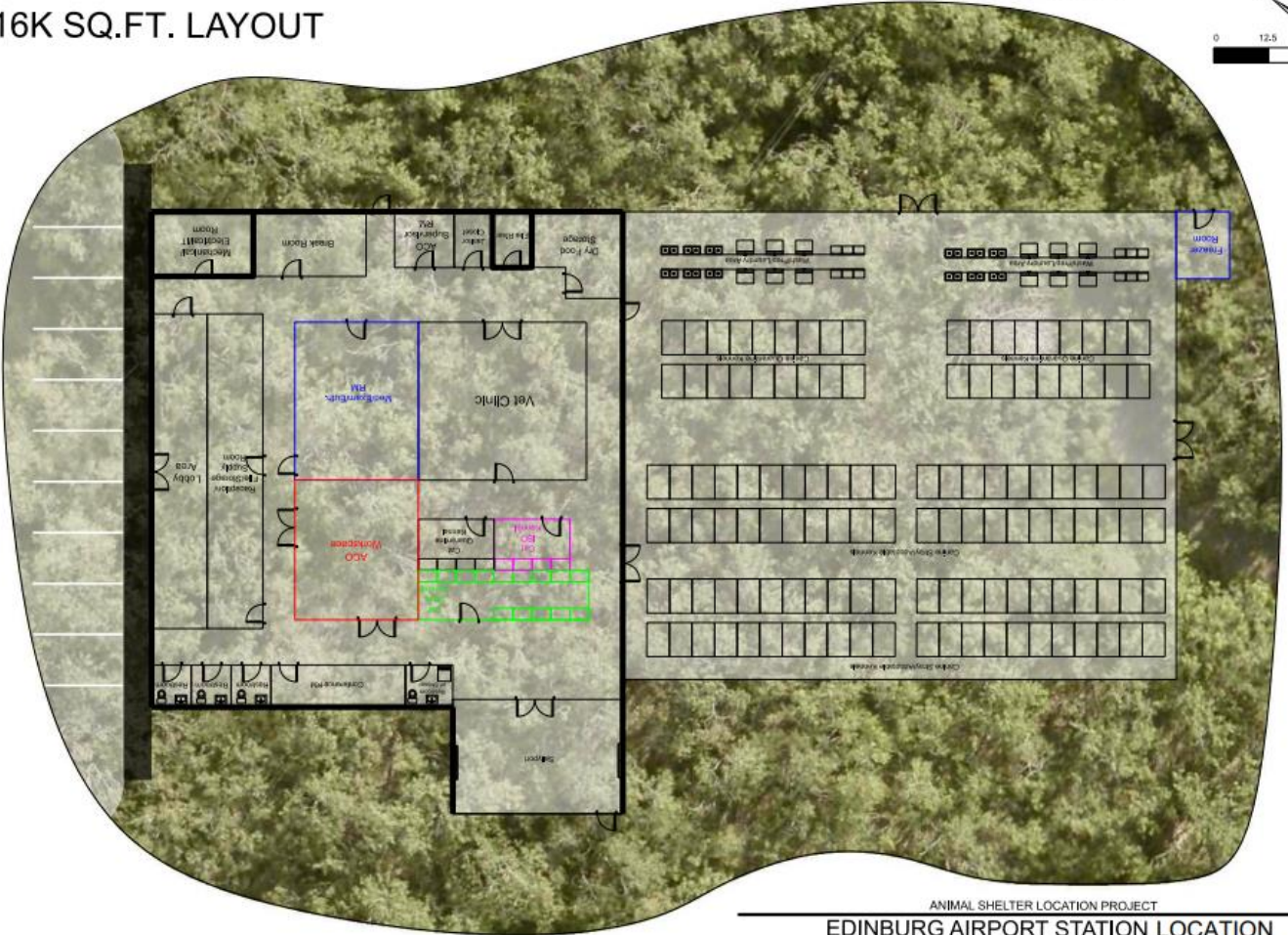
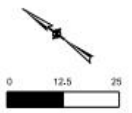
16K SQ.FT. LAYOUT



ANIMAL SHELTER LOCATION PROJECT
EDINBURG AIRPORT STATION LOCATION


CONCEPTUAL ENLARGED SITE PLAN – 16,000 SQ FT. EDINBURG AIRPORT STATION LOCATION

CONCEPTUAL ENLARGED SITE PLAN - LOCATION 16K SQ.FT. LAYOUT



ANIMAL SHELTER LOCATION PROJECT
EDINBURG AIRPORT STATION LOCATION

ENGINEERING ESTIMATE – EDINBURG AIRPORT LOCATION

			Preliminary Engineer Estimate for Off-Site Utilities 10.17.2023		
Hidalgo County Animal Control Feasibility - Edinburg Airport Station					
Preliminary Engineering Estimate					
Owner: Hidalgo County (Pct 4 Area)			Engineer : Jose N. Saldivar P.E.		
General Project Costs					
ITEM No.	DESCRIPTION	UNIT	EST. QTY.	UNIT COST PRICE	TOTAL PRICE
General Project					
1-1	Clearing and Grubbing Property Lot, according to the plans and specifications	AC	28	\$ 500.00	\$ 14,000.00
1-2	Installation and Maintenance of Erosion Control Measures per Storm Water Pollution Prevention Plan	LS	1	\$ 1,500.00	\$ 1,500.00
1-3	Barricade and Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00
Total General Project Cost				\$	17,000.00
Sewer Improvements					
2-1	Furnish and Install Septic Tank System according to the plans and specifications; complete in place.	EA	1	\$ 40,000.00	\$ 40,000.00
Total Sewer Improvements				\$	40,000.00
Water Improvements					
3-1	Furnish and Install 8-inch PVC DR18 (5' typical depth) w/ fittings; according to the plans and specifications; complete in place.	LF	2000	\$ 38.00	\$ 76,000.00
3-2	Furnish and Install 8-inch gate valve and box; according to the plans and specifications, complete in place.	EA	2	\$ 3,000.00	\$ 6,000.00
3-3	Furnish and Install 8"x8" Tee; according to the plans and specifications, complete in place.	EA	1	\$ 1,500.00	\$ 1,500.00
3-4	Furnish and Install 8" 45 Degree Elbow; according to the plans and specifications, complete in place.	EA	2	\$ 1,500.00	\$ 3,000.00
3-5	Furnish and Install Fire Hydrant Assembly w/ valve and box ; according to the plans and specifications, complete in place.	EA	2	\$ 6,000.00	\$ 12,000.00
3-6	Furnish and Install 1" single Water Service Connection (long) to property; according to the plans and specifications; complete in place.	EA	1	\$ 1,200.00	\$ 1,200.00
3-7	Tap to existing 16" Water line; according to the plans and specifications; complete in place.	EA	1	\$ 5,000.00	\$ 5,000.00
3-8	2" flush Valve, according to the plans and specifications	EA	1	\$ 2,200.00	\$ 2,200.00
3-9	Furnish and Install meter boxes according to the plans and specifications; complete in place.	EA	1	\$ 100.00	\$ 100.00
Total Water Improvements				\$	107,000.00
Drainage Improvements					
4-1	Furnish and Install 18" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	2500	\$ 45.00	\$ 112,500.00
4-2	Furnish and Install 24" RCPRG CLIII; according to the plans and specifications; complete in place.	LF	2120	\$ 60.00	\$ 127,200.00
4-3	Furnish and Install Type "C" Inlet; according to the plans and specifications; complete in place.	EA	6	\$ 5,500.00	\$ 33,000.00

4-4	Pavement Drive way Entrance; according to the plans and specifications; complete in place.	EA	2	\$ 5,000.00	\$ 10,000.00
4-5	Install and Maintain Trench Protection per the approved Trench Safety Plan	LF	4620	\$ 7.50	\$ 34,650.00
4-6	Back fill & Compaction; according to the plans and specifications, complete in place	LF	4620	\$ 12.00	\$ 55,440.00
4-7	Furnish and Install Concrete rip rap; according to the plans and specifications, complete in place.	CY	20	\$ 380.00	\$ 7,600.00
4-8	Excavation Retention Pond; according to the plans and specifications; complete in place 200'x100'x 5'.	CY	2000	\$ 6.00	\$ 12,000.00
Total Drainage Improvements				\$	392,390.00
Paving Improvements					
5-1	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) according to the geotechnical report, plans and specifications; complete in place.in site access 24 E-E	SY	5,333.00	\$ 19.00	\$ 101,327.00
5-2	8-inch Compacted Caliche Base compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	6,222.00	\$ 14.00	\$ 87,108.00
5-3	8-inch lime stabilized subgrade compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	6,222.00	\$ 6.00	\$ 37,332.00
5-4	Prime Coat (MC-30) (0.2 GAL/SY) according to the plans and specifications; complete in place. In site	GAL	1066.6	\$ 10.00	\$ 10,666.00
5-5	Place 2-inch Hot Mix Asphalt Concrete Type "D" (2-inch compacted thickness) according to the geotechnical report, plans and specifications; complete in place.in site access 24 E-E	SY	1,200.00	\$ 19.00	\$ 22,800.00
5-6	8-inch Compacted Caliche Base compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 14.00	\$ 19,600.00
5-7	8-inch lime stabilized subgrade compacted to 95% of standard proctor; according to the geotechnical report, plans and specifications; complete in place. In site	SY	1,400.00	\$ 6.00	\$ 8,400.00
5-8	Prime Coat (MC-30) (0.2 GAL/SY) according to the plans and specifications; complete in place. In site	GAL	240	\$ 10.00	\$ 2,400.00
5-9	Construct 24" Reinforced Concrete Curb and Gutter, according to the plans and specifications; complete in place. in site	LF	928.00	\$ 16.00	\$ 14,848.00
5-10	Construct 5' sidewalk, according to the plans and specifications; complete in place. off site	CY	10.00	\$ 380.00	\$ 3,800.00
5-11	Furnish and Install striping as per County requirements; complete in place	LS	1	\$ 4,000.00	\$ 4,000.00
5-12	Furnish and Install stop signs; complete in place	EA	2	\$ 2,000.00	\$ 4,000.00
Total Paving Improvements				\$	316,281.00
Sub-Total Construction Improvements				\$	872,671.00
Contingency 10%				\$	87,267.10
Total Construction Improvements				\$	959,938.10
Inspection Fee NAWSC 2%				\$	2,140.00
North Alamo Water Supply Fee				\$	4,375.00
Engineering Fee 9%				\$	86,394.43
Topography and Survey for PS&E 2.5%				\$	23,998.45
CMT 3.5%				\$	33,597.83
Construction Manager Fee 4.5%				\$	43,197.21
Total Improvements				\$	1,153,641.03

Property Details

Account		
Property ID:	120078	Geographic ID: B0250-00-009-0000-00
Type:	Real	Zoning:
Property Use:	23.01e ARB METHOD ONE YEAR	
Location		
Situs Address:	N HWY 281 TX	
Map ID:	VOL 2 PG 46	Mapsc0:
Legal Description:	BAKER'S AN IRR TR W20.98 AC LOT 9 & NE5.75AC LOT 16 0.25 AC 27.94 AC NET	
Abstract/Subdivision:	B025000 - BAKER'S - SEB	
Neighborhood:		
Owner		
Owner ID:	1034864	
Name:	CITY OF EDINBURG	
Agent:		
Mailing Address:	415 W UNIVERSITY DR EDINBURG, TX 78539-4353	
% Ownership:	100.0%	
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$165,964 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$165,964 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$165,964 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$165,964
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: CITY OF EDINBURG **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$165,964	\$0	\$0.00	
DR2	DRAINAGE DISTRICT #2	0.000000	\$165,964	\$0	\$0.00	
FD3	EMS DIST #03	0.017700	\$165,964	\$0	\$0.00	
GHD	HIDALGO COUNTY	0.575000	\$165,964	\$0	\$0.00	
JCC	SOUTH TEXAS COLLEGE	0.161500	\$165,964	\$0	\$0.00	
SEB	EDINBURG ISD	1.060400	\$165,964	\$0	\$0.00	
SST	SOUTH TEXAS SCHOOL	0.049200	\$165,964	\$0	\$0.00	

Total Tax Rate: 1.863800

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$3,093.23

B²Z ENGINEERING

AISHA GONZALEZ
PRESIDENT / PROJECT MANAGER



MARIE C.
ASST. PROJECT MANAGER



DAVID RIVERA
CONSTRUCTION MANAGEMENT MANAGER

