

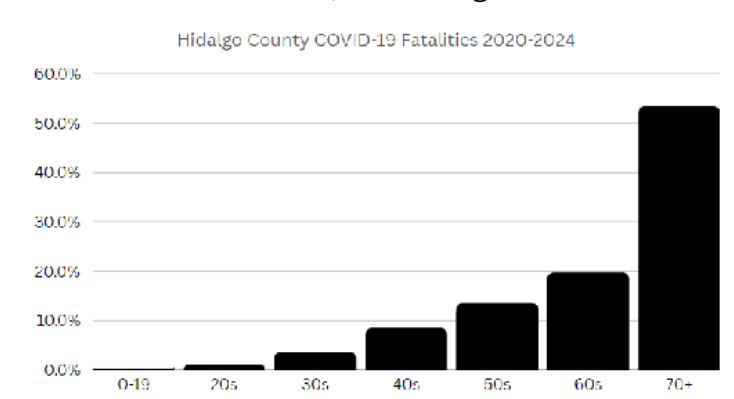
**Written Justification for Hidalgo County Public Health Education Center
ARPA-24-340-357**

Prepared By:
Dairen Sarmiento

Date:
March 19, 2024

Description of Harm or Need:

The COVID Pandemic greatly impacted us nationwide; however, the impact in Hidalgo County hospitals and healthcare systems was significant.¹ The number of confirmed COVID-19 cases is over 284,000 individuals, resulting in 33% of Hidalgo County residents that have contracted COVID-19 in correlation to U.S. Census data. These COVID-19 related fatality rates are among some of the highest in the nation² and unfortunately continue to affect our residents.⁴ The data collected by Hidalgo County Health concludes that over 4,206 county residents have died due to COVID-19 related medical complications. The geriatric population is the greatest at risk for hospitalization and death over 50%, according to data collected in the graph.



The lack of healthcare professionals, i.e., nurses, nursing assistants, and mid-level

¹ <https://fordhamobserver.com/51190/opinions/why-covid-19-continues-to-devastate-my-rgv-community-on-the-border/>

² <https://www.washingtonpost.com/nation/2020/08/24/coronavirus-texas-rio-grande-valley/>

³ <https://www.texasmonthly.com/news-politics/rio-grande-valley-texas-coronavirus-hot-spot/>

⁴ <https://www.valleycentral.com/news/local-news/covid-19-deaths-impacting-the-rio-grande-valley/>

practitioners, has greatly impacted the access to care for our RGV residents.⁵ The healthcare staffing crisis is so significant that the Hidalgo County Commissioner’s Court committed \$2 million dollars to assist with developing new healthcare professionals.⁶

The pandemic has caused a GREATER crisis, the reduction in vaccination rates among our school age children and important updated vaccination for our adult population. New data indicates declining confidence in childhood vaccines of up to 44 percentage points in some countries during the COVID-19 pandemic, according to UNICEF.⁷ Reversing the decline in routine Childhood Immunization rates is good health, equity and economic policy, considering every dollar spent on childhood vaccination saves more than \$10 in societal costs and \$3 in direct medical savings.⁸

Yearly Summary						
	2020 ^[1]	2021 ¹	2022 ^[2]	2023 ²	2024 ²	Cumulative Total ^{2,4}
Total Cases	52,107	72,092	128,435	27,567	4,184	284,118
Confirmed	36,231	36,081	80,852	8,849	1,489	163,385
Probable	15,054	33,729	47,583	18,718	2,695	117,629
Total Fatalities^[3]	2,208	1,323	529	145	7	4,206

Hidalgo County uses the case status definition provided by the Texas Department of State Health Service’s 2022 Epi Case Criteria revised May 2022.

1. Confirmed: A person who has tested positive through a molecular test (PCRO that looks for the virus’s genetic material).
2. Probable: A person who has either tested positive through an antigen test or has a combination of symptoms and a known exposure to someone with COVID-19 without a more likely diagnosis.
3. Fatality: Deaths for which COVID-19 is listed as a direct cause of death on the death certificate. A medical certifier, usually a doctor, determines the cause(s) of death. Deaths of people who had COVID-19 but died of an unrelated cause are not included.
4. The 2020 and 2021 case counts within this cumulative count were retrieved from internal Hidalgo County records, while remaining years were pulled directly from the DSHS database. For this reason, numbers may not match when added together.

⁵

<https://myrgv.com/local-news/2023/05/13/facing-a-nursing-shortage-valley-health-expert-s-gauge-the-post-pandemic-landscape/>

⁶

<https://news.southtexascollege.edu/hidalgo-county-pledges-2-million-to-stc-nursing-and-allied-health/>

⁷

<https://www.unicef.org/rosa/press-releases/new-data-indicates-declining-confidence-childhood-vaccines-44-percentage-points-some>

⁸

<https://www.americanprogress.org/article/reversing-the-decline-in-routine-childhood-immunization-rates-is-good-health-equity-and-economic-policy/>

Hidalgo County is the 7th most populated county in Texas at around 886,000 according to the 2020 census; however, we are fully aware of the undercount due to the pandemic. A realistic population would be closer to 1.2 million county residents, including the thousands of individuals living “off the grid” in need of healthcare.

The lessons learned from the COVID-19 pandemic were fatally clear, with a fatality count of over 4,200 residents and nearly 300,00 cases, not including the thousands more no longer required to be reported, i.e., home tests, school tests, and other forms. However, vaccine hesitancy poses a key challenge to public health preparedness as most rely on social media as their source of information.

In a study posted by the National Library of Medicine, the distrust people have of drug manufacturers, the government, and the media have contributed to significant vaccine hesitancy and decreased vaccine confidence in the COVID-19 vaccine, especially by those in groups at lower risk of serious COVID-19 related health complications (middle-aged, young adults, and adolescents).⁹

We must be honest and recognize the fact that there is no “Long-Term Solution,” due to the ever-changing public health and environmental threats, i.e., COVID-19 other virus, bacterial, environmental risks, and potential exposures. However, there is the capacity to train, intervene, respond, and contain any future threat. The empowerment of our residents to take the lead in improving their lifestyle and health outcomes is the path to a better future and a possible solution to mitigate the spread of COVID-19 and other communicable diseases.

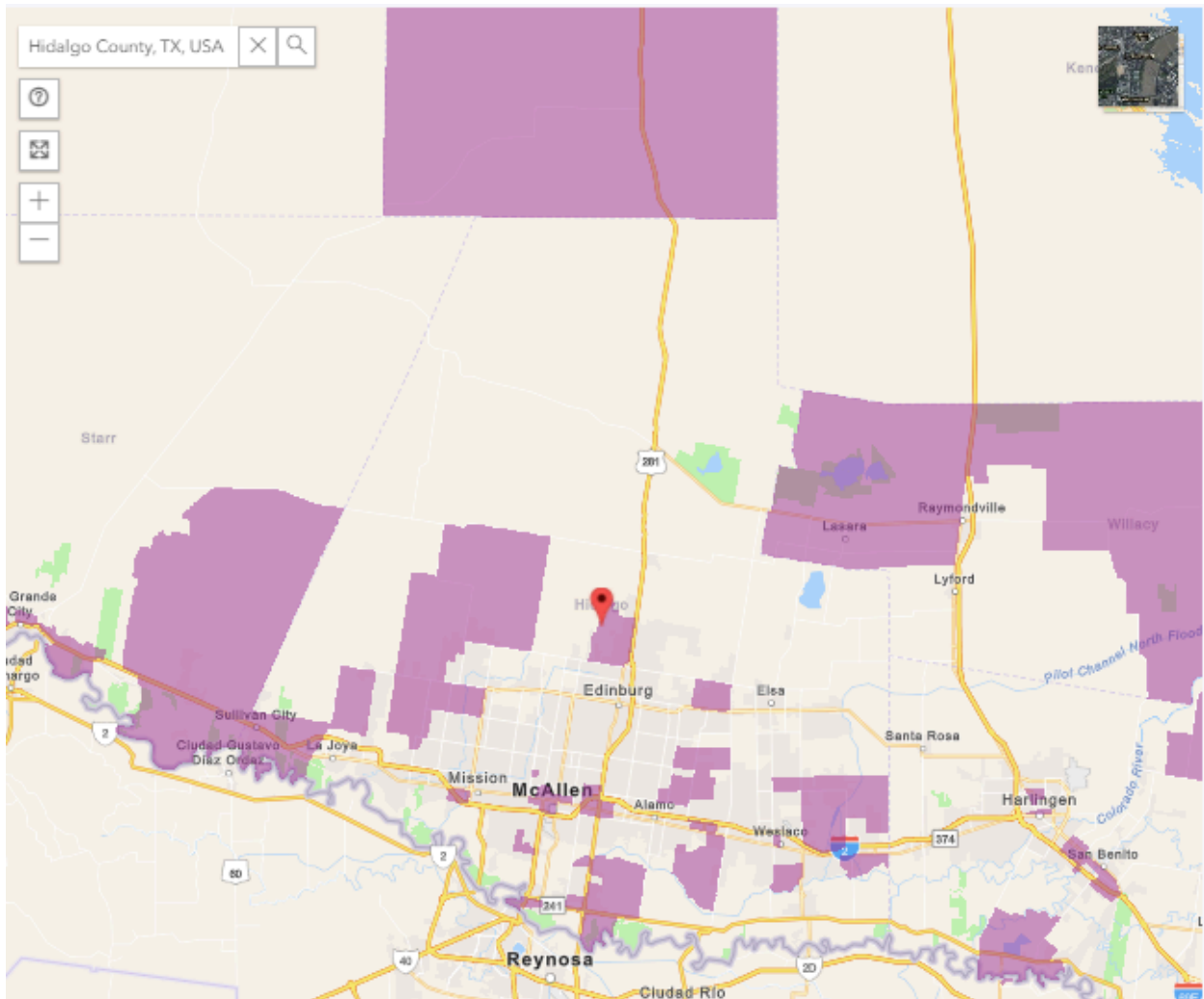
The lack of a large-scale public health educational training facility has tremendously limited the county's capacity to interact with its residents. A county administered facility would allow for the development of trust and confidence with residents. At this moment, there is no county facility that could serve as a focal point to support multimodal information delivery or meet audience capacity. In the final rule, Treasury considered maintaining the provisions in the interim final rule or expanding allowable capital expenditures to provide recipients greater flexibility to pursue other capital investments that are responsive to the public health emergency and its negative economic impacts. Expanding allowable capital expenditures would likely help fill critical gaps in recipients' response to the pandemic and provide equipment and facilities that generate benefits beyond SLFRF's period of

9

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9702767/#:~:text=In%20our%20study%20the%20distrust,middle%20aged%2C%20young%20adults%2C>

performance.¹⁰ In the final rule, to further decrease administrative burden and enhance recipient flexibility, Treasury is allowing recipients to also presume that low-income households were disproportionately impacted. Treasury anticipates that adding low-income households as a presumed eligible population will maintain targeting of funds to populations and communities most likely to have experienced severe pandemic impacts, while providing a more flexible approach for recipients.¹¹

^Below is the Qualified Census Tract Analysis for Hidalgo County.



¹⁰ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4442

¹¹ Department of the Treasury. (2022). Coronavirus State and Local Fiscal Recovery Funds. *Federal Register*, 87(18), p. 4441

Justification of a Capital Expenditure

Hidalgo County is ready to take the lead in promoting a healthier community and encouraging economic growth by developing a healthier population and better trained healthcare workforce by providing a space for sharing knowledge and awareness to take place. Hidalgo County Health and Human Services proposes the development of a Public Health Education Center (PHEC). The HC-PHEC would be accessible to all Precincts, Municipalities, and Partners. The goal of this project is to focus on Countywide “harm reduction,” promote public health prevention education, wellness, and Public Health Security and Response. The facility will be the hub of supporting geriatric family members, as well as their own young children.

Public Health Prevention training will include collaborations with the local Promotora training programs, Paramedic/EMT, First Responders, Healthcare Providers, and County Employees to provide knowledge and healthy practices to Hidalgo County residents to promote and enhance community health.

The **Hidalgo County Public Health Education Center (HC-PHEC)** will be able to facilitate several essential areas of community support. Below is a brief description of partners and services.

- **Preventative Healthcare Education**

The HC-PHEC would serve as a center, supporting a venue for a large capacity of residents to take part in up-to-date training to support a healthier lifestyle. The County’s Public Health Preparedness staff would be capable of providing large scale prevention education to both the public and the private sector. This would be enhanced with our partnership with UTRGV School of Medicine and the UTRGV College of Health Professions, coordinating with their faculty and students to present the latest health improvement interventions in a spacious facility.

- **Mental Health and Behavioral Health Education and Intervention**

The lack or the limited access to behavioral healthcare services for our residents is distressing. The HC-PHEC would serve as a neutral environment to provide that educational support and referral to our residents. It would allow public access to a large-scale facility to encourage community events, conferences, and like minded health fairs in a safe atmosphere.

- **Professional Healthcare Education**

The HC-PHEC can serve as a Healthcare Academy and support multi week training courses provided by organizations such as the Texas A&M Engineering Extension

Service (TEEX), Texas Department of Emergency Management (TDEM), Texas Department of State Health Services (DSHS), and our local Vocational, Technical, and Academic Institutions throughout South Texas.

- Support our County Employees

The primary goal is to decrease insurance utilization and the best way to combat that is prevention education and wellness. The HC-PHEC would provide a venue to facilitate the needs of our County Team to promote large scale events and activities to support the County Team. It would provide a location for high volume training amongst several departments and divisions within the County and encourage our Municipal partners to take advantage of professional interaction.

- Hidalgo County Lead and Sponsored Events

The events will promote a healthier lifestyle, academic growth and economic expansion which will highlight a bi-lingual, bi-cultural characteristic unique to Hidalgo County.

- Mass Vaccination Site

The next pandemic is just one small virus away! The HC-PHEC would serve as a County facilitated vaccination site, that can be used over several weeks and not be reliant on difficult to access and secure venues.

Together with these partnerships, Hidalgo County Health and Human Services aims to strengthen community health by providing a location to conduct high quality health training and resources to build knowledge and capacity for residents to make informed decisions. The effects of community health on quality of life can help to reduce health gaps, curb the spread of infectious/communicable diseases, and promote healthy living.

Comparison of the Proposed Capital Expenditure Against Alternatives

Hidalgo County has reviewed the different options for the HC-PHEC and has gathered data to compare and recommend the best option for this investment. In making the best decision, several options were taken into consideration including retrofitting, leasing, purchasing, and new construction. The most superior alternative will leverage costs and optimize long-term service outcomes.

Retrofitting:

As per the Director of Facilities Management, the county currently does not have a facility that meets the needs for this project.

Leasing:

We researched listings for an 8,000 square foot building in the Edinburg/McAllen/Pharr area. Attached are 4 lease options obtained from www.loopnet.com (Exhibit A). The average rental rate per square foot per year ranges from \$14.00 - \$24.00 and the minimum lease agreement is for 5 years. The costs to lease ranges from \$1.7 million to \$5.1 million for a 5 year lease. Over 10 years, this ranges from \$2.5 million to \$9.3 million. These costs do not include upfront costs to retrofit the building to our specifications, as well as, potential issues with adequate parking for the facility. In comparison to new construction at \$2.2 million, leasing is not a financially sound or effective long-term option as there will be a perpetual budgetary impact to the Hidalgo County budget.

Purchasing:

Next, we researched listings for an 8,000 square foot facility in the Edinburg/McAllen/Pharr area. Attached are 3 options obtained from www.loopnet.com (Exhibit B). The average sale price per square foot per year ranges from \$181.00 - \$278.00. Purchase prices range from \$1.5 million to \$2.8 million, and do not include the upfront front cost to retrofit the building to our specifications, as well as, potential concerns with adequate parking for the existing facility. In comparison to new construction at \$2.2 million, purchasing would not be an effective solution.

New Construction:

Hidalgo County has partnered with Herrcon, LLC., a Job Order Contractor, to assist with an estimated cost for the construction of a state of the art and up to code facility to be located at the property location already owned by Hidalgo County located next to the John Austin Pena Memorial Center, 3341 E Richardson Road, Edinburg, Texas 78541, which is a cost savings for the project.

Herrcon LLC, provided us with an RSMeans data report that includes an estimated cost to build the center (Exhibit C). The estimated cost to build on our property is \$1,980,586. The Building would be 8000 square feet, and have amenities like a lobby area, grand education room, prep room/kitchen, storage facility, and bathrooms.

Based on the information collected it is our recommendation that new construction is the most superior alternative.

In addition to the construction cost, we are estimated the following:

Expense	Estimate
Construction	\$ 1,980,586.00
Professional Services	\$ 200,000.00
Furniture, Fixtures & Equipment	\$ 50,000.00
Total	\$ 2,230,586.00

Furthermore, Hidalgo County Health & Human Services will work with our current personnel to coordinate with existing employee schedules to staff the center. We will work with Facilities Management to schedule custodial assistance once a week and when the center is utilized. Additionally, we will work with the Budget Office for other operating expenses.

This facility will allow the community to come together, learn new skills, and improve health outcomes for residents. We look forward to the opportunities to leverage health equity by building capacity and community health.

Exhibit A

Leasing Cost

Property Address:	City, TX	Square Feet	Rental Rate SF/YR	Annual Lease	Lease Term	Total Lease 5 yr Cost	Renovation Cost	Total Cost 5 Yr	Total Cost 10 Yr
1701 S Closner Blvd	Edinburg, TX	60,546	\$14.00	\$847,644.00	5 Years	\$4,238,220.00	\$868,487.48	\$5,106,707.48	\$9,344,927.48
2500 W Trenton Road	Edinburg, TX	7,576	\$21.00	\$159,096.00	5 Years	\$795,480.00	\$868,487.48	\$1,663,967.48	\$2,459,447.48
400 Wet Nolana	McAllen, TX	8,139	\$24.00	\$195,336.00	5-10 Years	\$976,680.00	\$868,487.48	\$1,845,167.48	\$2,821,847.48
1800 S Main Street	McAllen, TX	9,985	\$16.00	\$159,760.00	5 Years	\$798,800.00	\$868,487.48	\$1,667,287.48	\$2,466,087.48

Leasing vs New Construction

Property Address:	City, TX	Total Cost 5 Yr	Total Cost 10 Yr	New Construction Cost	Savings 5 Year	Savings 10 yr
1701 S Closner Blvd	Edinburg, TX	\$5,106,707.48	\$9,344,927.48	\$1,664,518.95	\$3,442,188.53	\$7,680,408.53
2500 W Trenton Road	Edinburg, TX	\$1,663,967.48	\$2,459,447.48	\$1,664,518.95	(\$551.47)	\$794,928.53
400 Wet Nolana	McAllen, TX	\$1,845,167.48	\$2,821,847.48	\$1,664,518.95	\$180,648.53	\$1,157,328.53
1800 S Main Street	McAllen, TX	\$1,667,287.48	\$2,466,087.48	\$1,664,518.95	\$2,768.53	\$801,568.53



Edinburg Town Center | 1701 S Closser Blvd

60,546 SF of Retail Space Available in Edinburg, TX 78539

[Retail Space](#) / [Texas](#) / [Edinburg](#) / [1701 S Closser Blvd, Edinburg, TX 78539](#)



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Edinburg Town Center | 1701 S Closner Blvd
60,546 SF of Retail Space Available in Edinburg, TX 78539



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Edinburg Town Center | 1701 S Closner Blvd

60,546 SF of Retail Space Available in Edinburg, TX 78539



HIGHLIGHTS

Free Standing Building

Ideal location for a Call Center, fitness center, grocer, document storage, or a temperature controlled storage site

61,755 sf of space available for lease

Two Dock Doors

Estimated NNN for 2023 \$3.24

Message



Edinburg Town Center | 1701 S Closner Blvd

60,546 SF of Retail Space Available in Edinburg, TX 78539



Size	60,546 SF
Term	5 Years
Rental Rate	\$14.00/SF/YR
Rent Type ⓘ	Triple Net (NNN)
Space Use	Retail
Condition	Full Build-Out
Availability	60 Days

61,755 SF of space available for lease in a free standing building located at US 281 and Freddy Gonzalez Rd. Formerly a call center, this property can easily accommodate a ready to go call center or be remodeled for grocer, climate controlled storage, university center, charter school, municipal offices, emergency care center, hospital, and much more.

Lease rate does not include utilities, property expenses or building services

Message



Edinburg Town Center | 1701 S Closner Blvd

60,546 SF of Retail Space Available in Edinburg, TX 78539

EDINBURG, TX 78539

Rental Rate	\$14.00/SF/YR
Property Type	Retail
Property Subtype	Freestanding
Gross Leasable Area	61,755 SF
Year Built	1997
Parking Ratio	6.95/1,000 SF

ABOUT THE PROPERTY

Located at US 281 and Freddy Gonzalez Rd in Edinburg, Texas adjacent to the Echo Hotel, Ebony

Hills Golf Club, and across the street from Pizza Hut and the police station.

ATTACHMENTS

[Plat](#) ↓

[Multi-Tenant Building floorplan](#) ↓

MAP TRAFFIC



Message



Edinburg Town Center | 1701 S Closner Blvd
60,546 SF of Retail Space Available in Edinburg, TX 78539



Listing ID: 4150232

Date on Market: 4/12/2004

Last Updated: 4/8/2024

Address: 1701 S Closner Blvd, Edinburg, TX 78539

More public record information on 1701 S Closner Blvd, Edinburg, TX 78539

The Retail Property at 1701 S Closner Blvd, **Edinburg**, TX **78539** is currently available For Lease. Contact Davis Equity Realty for more information.

RETAIL PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown McAllen Retail Space](#)

[Airport District Retail Space](#)

[East McAllen Retail Space](#)

[Donna/Weslaco/Mercedes Retail Space](#)

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Edinburg Town Center | 1701 S Closner Blvd

60,546 SF of Retail Space Available in Edinburg, TX 78539

[3118-3122 Center Pointe Dr, Edinburg TX](#)

[400 W Nolana Ave, McAllen TX](#)

[7001 N 10th St, McAllen TX](#)

[7017 N 10th St, McAllen TX](#)

[3400 N McColl Rd, McAllen TX](#)

[601 E Nolana Ave, McAllen TX](#)

[605 E Violet Ave, McAllen TX](#)

[3900 N 10th St, McAllen TX](#)

[2500 W Trenton Rd, Edinburg TX](#)

[4108 N 10th St, McAllen TX](#)

[2300 N Cypress St, Pharr TX](#)

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Edinburg Town Center | 1701 S Closner Blvd
60,546 SF of Retail Space Available in Edinburg, TX 78539



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Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539

[Retail Space](#) / [Texas](#) / [Edinburg](#) / [2500 W Trenton Rd, Edinburg, TX 78539](#)



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Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539



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Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539



HIGHLIGHTS

Prime Corner Location Along Trenton

Surrounded by Healthcare Professionals & Restaurants

Easy Access to I-2 and Business

Message



Advertise

Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539



Size **1,600 SF**

Term **3-5 Years**

Rental Rate **\$21.00/SF/YR**

Rent Type ⓘ **Triple Net (NNN)**

Space Use **Retail**

Availability **Now**

[Details](#)

Size **1,300 SF**

Term **-**

Rental Rate **\$21.00/SF/YR**

Rent Type ⓘ **Triple Net (NNN)**

Space Use **Retail**

Availability **Now**

[Details](#)

1st Floor, Ste 7

Size **1,751 SF**

Term **-**

Rental Rate **\$21.00/SF/YR**

Rent Type ⓘ **Triple Net (NNN)**

Space Use **Retail**

Availability **Now**

[Details](#)

1st Floor, Ste 8

Size **1,625 SF**

Term **-**

Rental Rate **\$21.00/SF/YR**

Rent Type ⓘ **Triple Net (NNN)**

Space Use **Retail**

Availability **Now**

[Details](#)

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Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539

Rent Type ⓘ	Triple Net (NNN)
Space Use	Retail
Availability	Now

[Details](#)

PROPERTY FACTS FOR 2500 W TRENTON RD EDINBURG, TX 78539

Rental Rate	\$21.00/SF/YR
Property Type	Retail
Gross Leasable Area	17,152 SF
Year Built	2019

ABOUT THE PROPERTY

Cornerstone Medical Park is a mixed-use development in Edinburg, TX, it is located east of McColl Rd within Edinburg’s Medical and Retail. Corridors. Cornerstone Plaza is a newly

constructed strip center that fronts Trenton Road and Cornerstone Blvd. An ideal location for restaurants, retail, office, or medical.

Message



Advertise

Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539

MAP TRAFFIC



Listing ID: 25753422

Date on Market: 3/16/2023

Last Updated: 3/18/2024

Address: 2500 W Trenton Rd, Edinburg, TX 78539

[More public record information on 2500 W Trenton Rd, Edinburg, TX 78539](#)

The Retail Property at 2500 W Trenton Rd, [Edinburg, TX 78539](#) is currently available For Lease. Contact NAI Rio Grande Valley for more information.

Message



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Cornerstone Plaza | 2500 W Trenton Rd

1,300 - 7,576 SF of Retail Space Available in Edinburg, TX 78539

- [3911 W University Dr, Edinburg TX](#)
- [4901-5115 N 10th St, McAllen TX](#)
- [1400 Jasmine, McAllen TX](#)
- [2818 Nolana ave, McAllen TX](#)
- [5007 N. 10th Street, McAllen TX](#)
- [525 W Nolana, McAllen TX](#)
- [3118-3122 Center Pointe Dr, Edinburg TX](#)
- [400 W Nolana Ave, McAllen TX](#)
- [2917 N 23rd St, McAllen TX](#)
- [1313-1315 W Polk St, Pharr TX](#)
- [835 Del Oro Ln, Pharr TX](#)
- [1801 N Raul Longoria Rd, San Juan TX](#)
- [7001 N 10th St, McAllen TX](#)
- [7017 N 10th St, McAllen TX](#)
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**RETAIL
PROPERTY
FOR LEASE**

2ND GEN RESTAURANT SPACE

400 W NOLANA AVE.

MCALLEN, TX 78504



FOR MORE INFORMATION AND SITE TOURS PLEASE CONTACT:

LAURA LIZA PAZ

Senior Partner | Co-Managing Broker
956.227-8000 | laurap@nairgv.com

NAI RIO GRANDE VALLEY | 800 W DALLAS AVE, MCALLEN, TX 78501 | 956.994.8900 | NAIRGV.COM

NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY OVERVIEW



Discover the exhilarating opportunity to lease this sensational 8,139 SQ FT Turn-Key 2nd Generation restaurant! Located along Nolana Ave., this prime location boasts high traffic and unparalleled visibility. As the sun sets, immerse yourself in the electrifying atmosphere of this plaza, alive with vibrant nightlife! Don't miss out on the chance to be part of this dynamic experience!

HIGHLIGHTS

- Near numerous well-established restaurants, retail, and professional businesses
- 33,000 VPD on Nolana Ave
- High Visibility
- High Traffic Intersection

RETAIL PROPERTY FOR LEASE

400 W NOLANA AVE
MCALLEN, TX 78504

Lease Information

Base Rent	\$24.00 psf/year
NNN	\$4.80

Property Specifications

Building Size	±8,139 SF
Parking Spaces	200
Zoning	C-3 General Business

Traffic Count

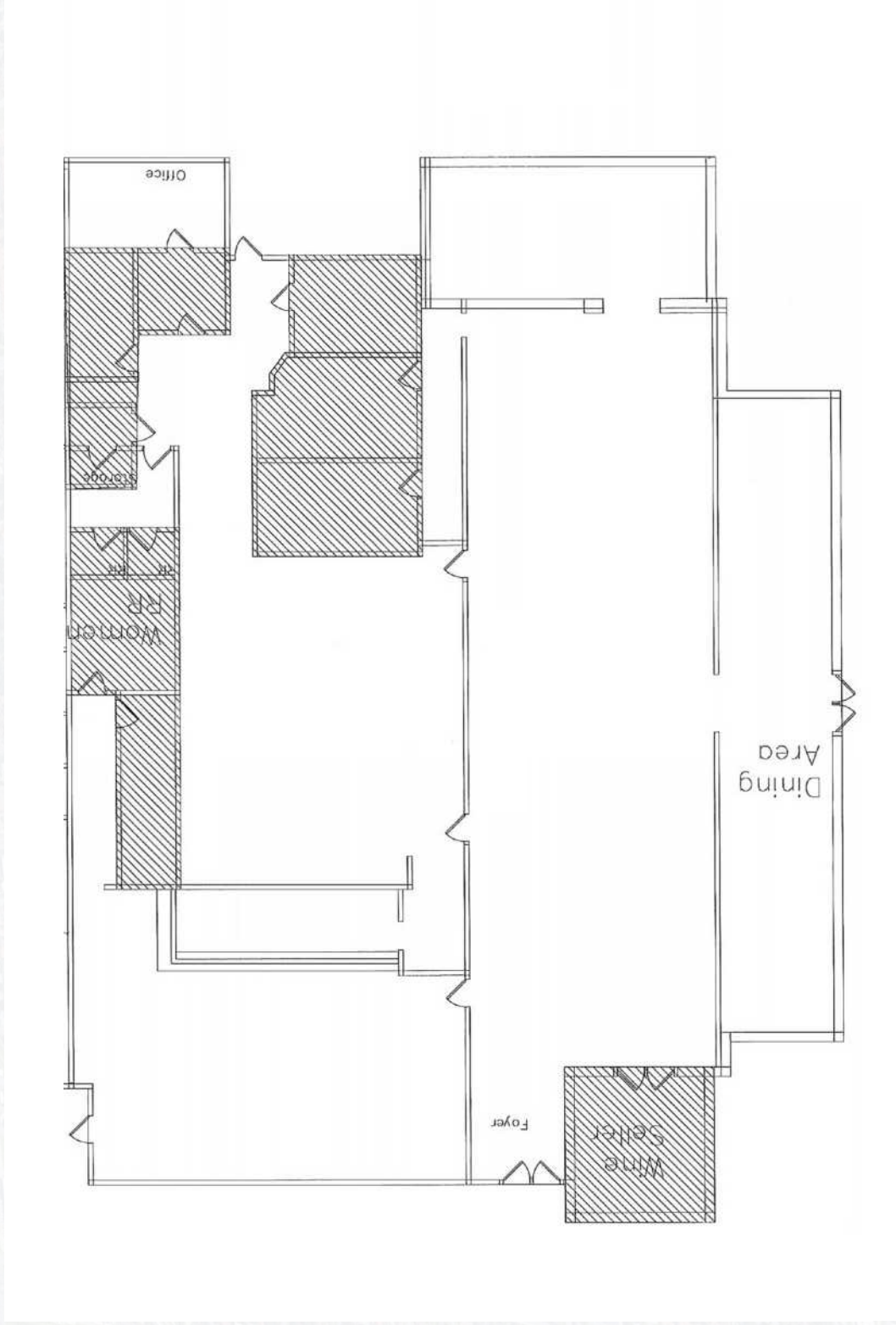
Nolana Ave	33,542 Vehicles per Day
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Basic Demographics

2022	3 mile	5 mile	10 mile
Total Population	108,484	253,625	600,558
Total Households	35,425	77,311	173,963
Avg. HH Income	\$60,430	\$66,653	\$63,584

400 W. NOLANA AVE
MCALLEN, TX 78504

BUILDING FLOOR PLAN



RETAIL PROPERTY FOR LEASE

400 W. NOLANA AVE
MCCALLEN, TX 78504

AERIAL MAP



RETAIL PROPERTY FOR LEASE

400 W. NOLANA AVE
MCALLEN, TX 78504

INTERIOR PHOTOS



RETAIL PROPERTY FOR LEASE

FOR INFORMATION & SITE TOURS CONTACT:

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NAI RIO GRANDE VALLEY

Senior Partner // Co-Managing Broker

laurap@nairgv.com

956.227.8000



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Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

Retail Space / Texas / McAllen / 1800 S Main St, McAllen, TX 78503



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Main Place | 1800 S Main St
850 - 57,899 SF of Space Available in McAllen, TX 78503



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Main Place | 1800 S Main St
850 - 57,899 SF of Space Available in McAllen, TX 78503



HIGHLIGHTS

Message



Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

SPACE AVAILABILITY (11)

Display Rental Rate
as

[\\$/SF/YR](#)

1800 S Main St - 1st Floor - Ste 1010

Size	5,500 SF
Term	Negotiable
Rental Rate	\$20.00/SF/YR
Rent Type ⁽ⁱ⁾	Triple Net (NNN)
Space Use	Retail
Condition	-
Availability	Now

[Details](#)

1800 S Main St - 1st Floor - Ste 1020



Size	950 SF
Term	Negotiable
Rental Rate	\$20.00/SF/YR
Rent Type ⁽ⁱ⁾	Triple Net (NNN)
Space Use	Retail
Condition	Full Build-Out
Availability	Now

[Details](#)

1800 S Main St - 1st Floor - Ste 105

Size	3,200 SF
------	----------

1800 S Main St - 1st Floor - Ste 135

Size	5,500 SF
------	----------

Message



Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

Details

Details

1800 S Main St - 1st Floor - Ste Suite 1030



Size	850 SF
Term	Negotiable
Rental Rate	\$20.00/SF/YR
Rent Type ⓘ	Triple Net (NNN)
Space Use	Retail
Condition	Full Build-Out
Availability	Now

1800 S Main St - 1st Floor - Ste Suite 1100



Size	9,985 SF
Term	Negotiable
Rental Rate	\$16.00/SF/YR
Rent Type ⓘ	Triple Net (NNN)
Space Use	Retail
Condition	Full Build-Out
Availability	Now

Lease rate does not include utilities, property expenses or building services

Highly Desirable End Cap Space

Space is in Excellent Condition

Message



Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

TENANT	DESCRIPTION	US LOCATIONS REACH	
STVT	Other Services	4	Local

PROPERTY FACTS FOR 1800 S MAIN ST, MCALLEN, TX 78503

Rental Rate	\$15.00 - \$20.00 /SF/YR
Center Type	Community Center
Parking	850 Spaces
Stores	18
Center Properties	1
Gross Leasable Area	148,626 SF
Total Land Area	10.06 AC
Year Built	1988

ABOUT THE PROPERTY

Main Place Shopping Center is a recently updated commercial and office complex of approximately 150,754 SF located in Mission, Texas with frontage to W Expressway 83 and adjacent to La Plaza Mall. This

shopping center is located in prime and high traffic retail corridor. This property has excellent exposure from the surrounding areas and is excellent for retail and professional end users.

Message



Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

LINKS

[Suite 165 3D Tour](#)

[Suite 175 3D Tour](#)

[Suite 300 3D Tour](#)

[Suite 1020 3D Tour](#)

[Suite 1030 3D Tour](#)

AERIAL MAP TRAFFIC



Message



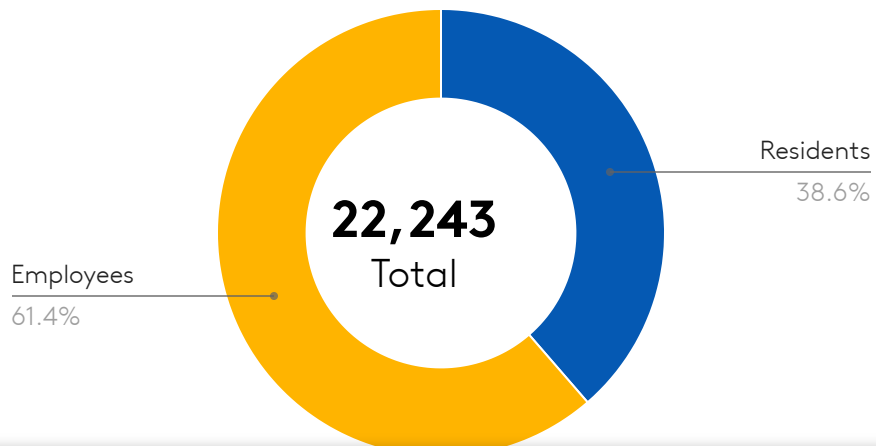
Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

1 mile

ABSOLUTE POPULATION



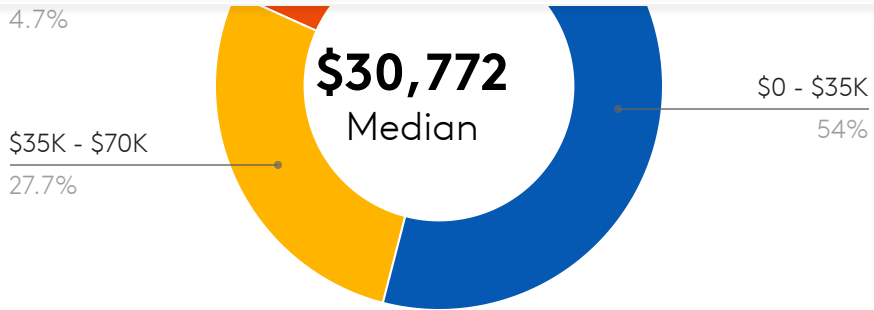
Message



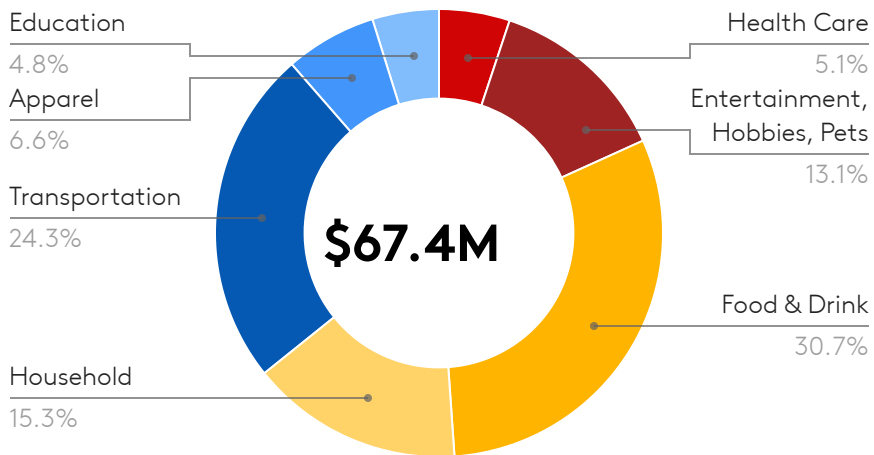
Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503



CONSUMER SPENDING



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2023 Population	8,595	79,835	217,352	386,985
2028 Population	8,620	80,984	220,945	397,956
2023-2028 Projected Population Growth	0.3%	1.4%	1.7%	2.8%

Message



Advertise

Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

Average Household Income	\$53,502	\$57,075	\$67,169	\$70,971
Median Household Income	\$30,772	\$37,427	\$44,668	\$50,312
Total Consumer Spending	\$67.4M	\$639.3M	\$1.9B	\$3.3B
2023 Households	2,851	25,414	68,407	116,316
Average Home Value	\$144,591	\$136,492	\$144,152	\$167,250

NEARBY MAJOR RETAILERS

Listing ID: 23116626

Date on Market: 2/16/2024

Last Updated: 4/10/2024

Address: 1800 S Main St, McAllen, TX 78503

The LoopNet service and information provided therein, while believed to be accurate, are

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Main Place | 1800 S Main St

850 - 57,899 SF of Space Available in McAllen, TX 78503

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Exhibit B

Purchasing vs New Construction									
Property Address:	City, TX	Square Feet	Price Per SF	Purchase Price	Renovation Cost	Total Cost w/Renovation	New Construction Cost	Savings	
6316 N 10th Street	McAllen, TX	8,526	\$182.00	\$1,550,000.00	\$868,487.48	\$2,418,487.48	\$1,664,518.95	\$753,968.53	
1401 E Polk Ave	Pharr, TX	10,397	\$181.00	\$1,885,000.00	\$868,487.48	\$2,753,487.48	\$1,664,518.95	\$1,088,968.53	
6400 N 10th Street	McAllen, TX	10,081	\$278.00	\$2,800,000.00	\$868,487.48	\$3,668,487.48	\$1,664,518.95	\$2,003,968.53	



6316 N 10th St

8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate

in Las Arborescens Office Park. (An HOA community.) We are hoping to attract investors interested in

any medical group interested in the building.

ATTACHMENTS

[ShaneJames 6316N10th OM B](#) ↓

PROPERTY FACTS

Sale Type	Investment NNN
Sale Conditions	Sale Leaseback ↓
Property Type	Office
Property Subtype	Loft/Creative Space
Building Size	8,526 SF
Building Class	B
Year Built	2007
Price	\$1,550,000
Price Per SF	\$182
Cap Rate	9.56%
NOI	\$148,180
Percent Leased	100%
Building Height	1 Story
Typical Floor Size	8,526 SF
Building FAR	0.18

Message



6316 N 10th St

8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate

[More public record information on 6316 N 10th St, McAllen, TX 78504](#)

The **Downtown McAllen Office Property** at 6316 N 10th St, **McAllen, TX 78504** is currently available. Contact NextHome RGV Realty for more information.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown McAllen Lofts](#)

NEARBY LISTINGS

[1502-1512 S Lone Star Way, Edinburg TX](#)

[1912 Beaumont Ave, McAllen TX](#)

[4818 S Jackson Rd, Edinburg TX](#)

[1401 W Polk Ave, Pharr TX](#)

[2533 W Trenton Rd, Edinburg TX](#)

[516-518 S Broadway St, McAllen TX](#)

[2018 N Shary Rd, Mission TX](#)

[125 So Ware Rd, McAllen TX](#)

[1313-1315 W Polk St, Pharr TX](#)

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6316 N 10th St

8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate

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6316 N 10th St

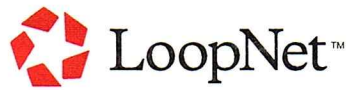
8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate

[Lofts](#) / [Texas](#) / [McAllen](#) / [6316 N 10th St, McAllen, TX 78504](#)



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Message



6316 N 10th St

8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate



Message



6316 N 10th St

8,526 SF | 100% Leased | Office Building | McAllen, TX 78504 | \$1,550,000 (\$182/SF) | 9.56% Cap Rate



INVESTMENT HIGHLIGHTS

Part of a HAO business park unique in the Rio Grande Valley.

Lots of natural light in the lobby.

Great parking and easily

Message



1401 W Polk Ave

10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)

...elegant and simplistic design. The property encompasses three distinct buildings, each suitable for use as separate offices. The primary building spans 5,322 square feet, while the second building covers 2,518 square feet,

...accommodates everyone conveniently. Situated in a rapidly developing area, it offers easy accessibility to all.

Agent Remarks: Zoning is C-3 General Commercial

ATTACHMENTS

[1401 W Polk Ave Flyer_compressed](#) ↓

PROPERTY FACTS

Sale Type	Investment
Property Type	Office
Property Subtype	Medical
Building Size	10,397 SF
Building Class	C
Year Built	1984
Price	\$1,885,000
Price Per SF	\$181
Percent Leased	100%
Building Height	1 Story
Typical Floor Size	10,397 SF
Building FAR	0.19
Land Acres	1.24 AC

Message



1401 W Polk Ave

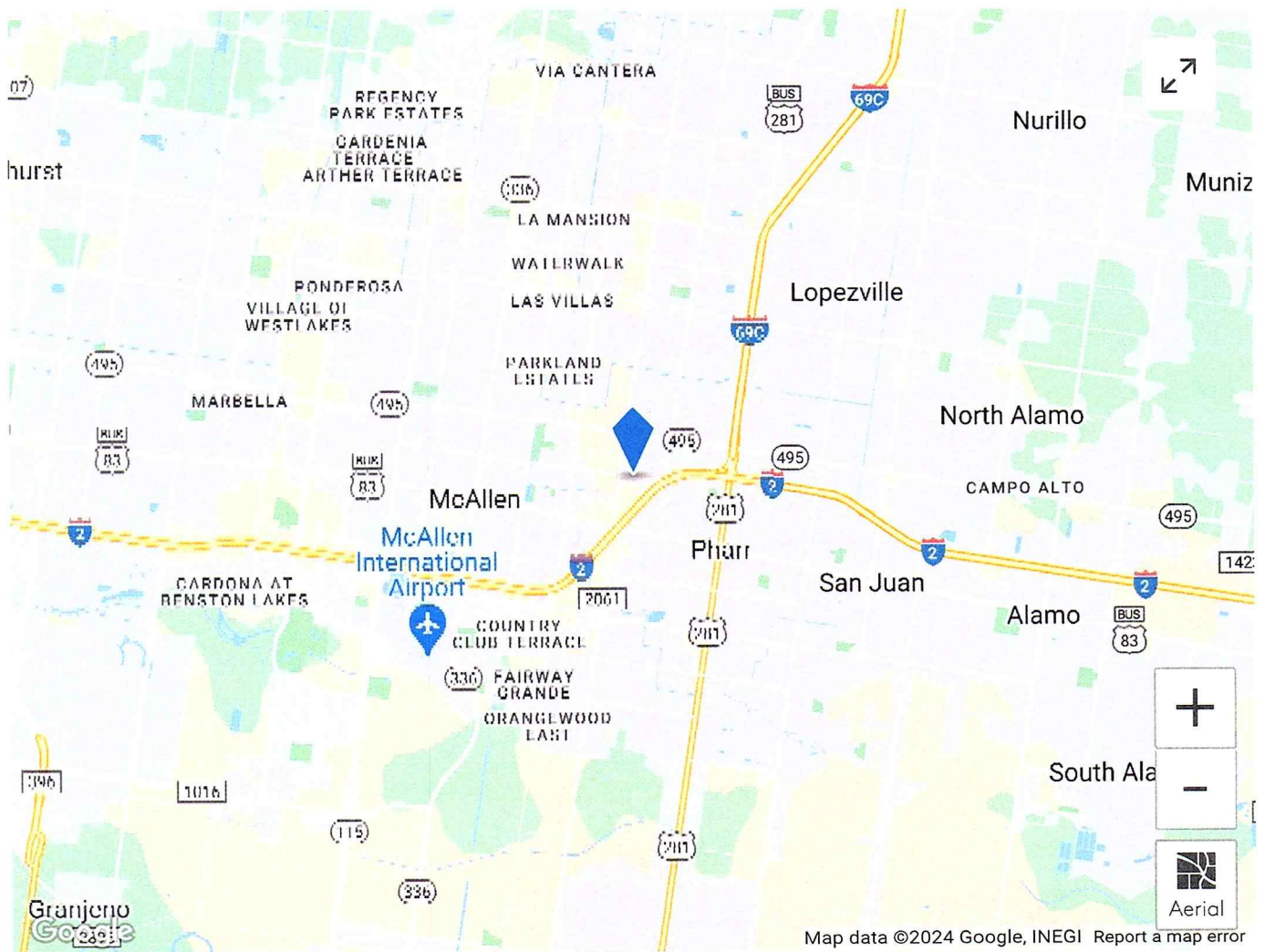
10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)

AMENITIES

Reception

Air Conditioning

MAP



TRANSPORTATION

Message



1401 W Polk Ave

10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)

PROPERTY TAXES

Parcel Number	M0155-00-000-0001-00	Improvements Assessment	\$403,868
Land Assessment	\$248,594	Total Assessment	\$652,462

Listing ID: 29725833

Date Created: 10/6/2023

Last Updated: 1/31/2024

Address: 1401 W Polk Ave, Pharr, TX 78577

[More public record information on 1401 W Polk Ave, Pharr, TX 78577](#)

The **East McAllen Office Property** at 1401 W Polk Ave, **Pharr, TX 78577** is currently available. Contact NAI Rio Grande Valley for more information.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[East McAllen Medical Offices](#)

[Donna/Weslaco/Mercedes Medical Offices](#)

NEARBY LISTINGS

[1912 Beaumont Ave, McAllen TX](#)

[4818 S Jackson Rd, Edinburg TX](#)

[2533 W Trenton Rd, Edinburg TX](#)

[516-518 S Broadway St, McAllen TX](#)

[125 So Ware Rd, McAllen TX](#)

[1313-1315 W Polk St, Pharr TX](#)

[6316 N 10th St. McAllen TX](#)

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1401 W Polk Ave

10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)

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1401 W Polk Ave

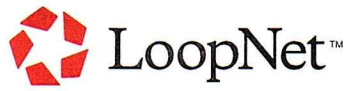
10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)

[Medical Offices](#) / [Texas](#) / [Pharr](#) / 1401 W Polk Ave, Pharr, TX 78577



Call

Message



1401 W Polk Ave

10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)



Message



1401 W Polk Ave

10,397 SF | 100% Leased | Office Building | Pharr, TX 78577 | \$1,885,000 (\$181/SF)



INVESTMENT HIGHLIGHTS

Free Standing Building with
10,397 SF

High Visibility

Proximity to Interstate 69 and
Expressway 83

Message



Las Arboledas | 6400 N 10th St


10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)

Price Per SF	\$278
Percent Leased	100%
Tenancy	Multiple
Building Height	1 Story
Building FAR	0.24
Land Acres	0.97 AC
Zoning	C-3 - Commercial General
Parking	48 Spaces (4.76 Spaces per 1,000 SF Leased)
Frontage	173 FT on N 10th St

AMENITIES

Signage

MAJOR TENANTS [Click Here to Access](#)

TENANT	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
Blo-Bar Gardenia		-		
Endless Beauty Bar Express		-		
Endless Beauty Bar The Original		-		
		-		

Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)

[Retail Buildings](#) / [Texas](#) / [McAllen](#) / [6400 N 10th St, McAllen, TX 78504](#)



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Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)



Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)



INVESTMENT HIGHLIGHTS

High Visibility Along 10th Street
Income Producing Property

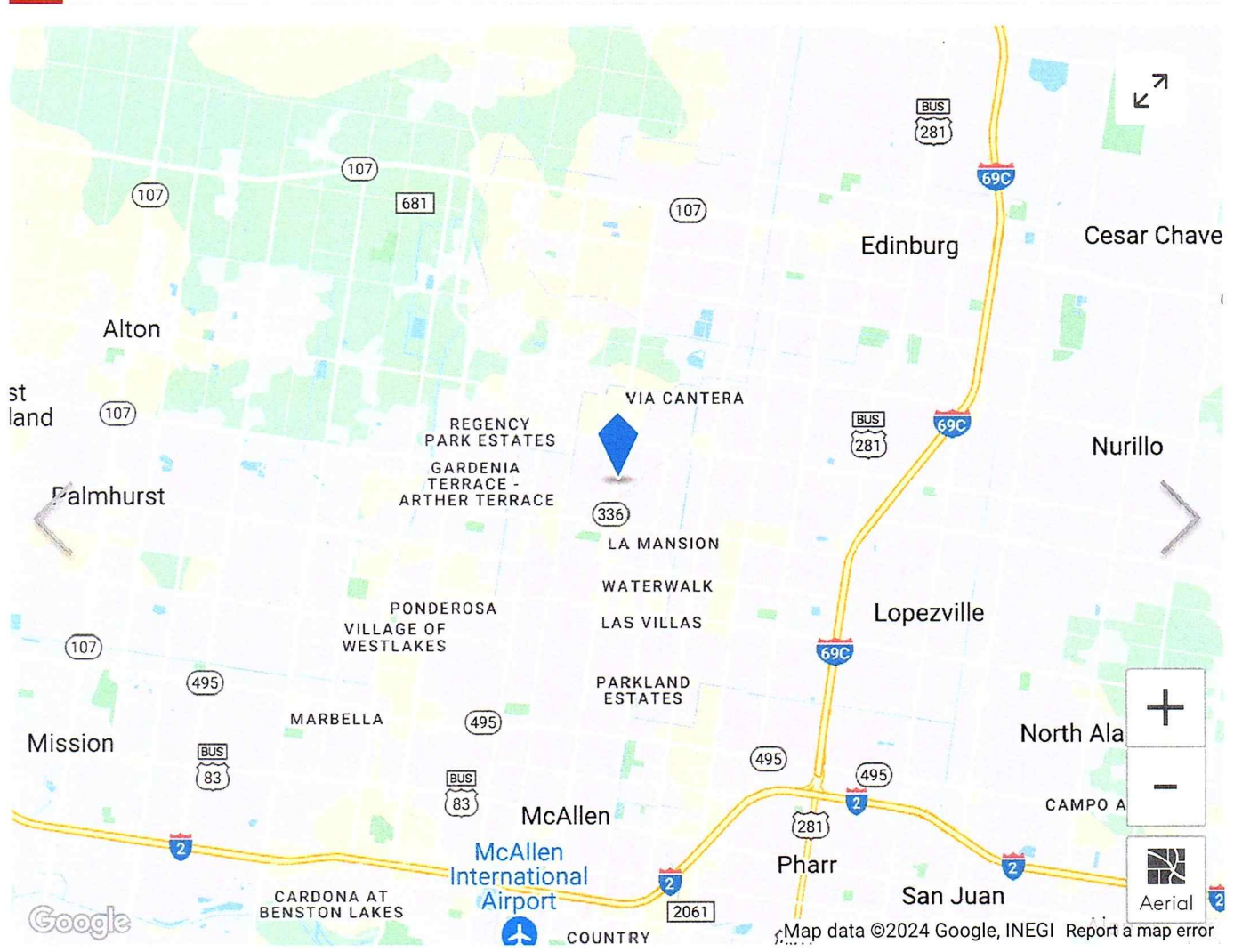
Surrounded by National Retail
Stores and Residential
Subdivisions

Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)



WALK SCORE®
Very Walkable (82)

NEARBY MAJOR RETAILERS



Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)

TRANSPORTATION

AIRPORT

McAllen Miller International Airport 11 min drive 6.0 mi

PROPERTY TAXES

Parcel Number	L3075-00-000-0001-00	Improvements Assessment	\$436,618
Land Assessment	\$755,129	Total Assessment	\$1,191,747

Listing ID: 30381254

Date Created: 12/15/2023

Last Updated: 1/31/2024

Address: 6400 N 10th St, McAllen, TX 78504

[More public record information on 6400 N 10th St, McAllen, TX 78504](#)

The [Downtown McAllen Retail Property](#) at 6400 N 10th St, [McAllen](#), TX [78504](#) is currently available. Contact NAI Rio Grande Valley for more information.

RETAIL PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown McAllen Retail Buildings](#)

[East McAllen Retail Buildings](#)

[Airport District Retail Buildings](#)

Message



Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)

[4818 S Jackson Rd, Edinburg TX](#)

[203 E Ferguson St, Pharr TX](#)

[1414 W University Dr, Edinburg TX](#)

[215 S 17th St, McAllen TX](#)

[225 Cano St, Edinburg TX](#)

[521 E Nolana Ave, McAllen TX](#)

[3620 Buddy Owens Ave, McAllen TX](#)

[125 So Ware Rd, McAllen TX](#)

[101 N Palm Dr, Pharr TX](#)

[3801 W US Highway 83, McAllen TX](#)

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Las Arboledas | 6400 N 10th St

10,081 SF | 100% Leased | Retail Building | McAllen, TX 78504 | \$2,800,000 (\$278/SF)

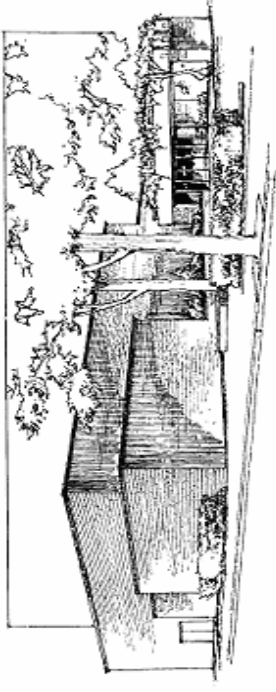
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Message

Square Foot Cost Estimate Report

Date: 4/5/2024

Exhibit C



Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.

** Area entered is outside the range recommended by RSMMeans.

Assembly Customization Type :

- Added
- Partially Swapped
- Fully Swapped

Estimate Name	HC HEALTH DEPT CONFERENCE CTR W PARKING R
	MCALLEN MCALLEN 78504 TEXAS 78504
Building Type	Auditorium with Concrete Block / Bearing Walls
Location	MCALLEN, TX
	1.00
Stories Height	20.00
Floor Area (S.F.)	8,000.00
LaborType	OPN
Basement Included	No
Data Release	Year 2024 Quarter 1
Cost Per Square Foot	\$247.57
Total Building Cost	\$1,980,586.00

	Quantity	% of Total	Cost Per SF	Cost
A Substructure		12.0%		
A1010				
Standard Foundations				
Foundation wall, CIP, 4' wall height, direct chute, .197 CY/LF, 9.44 PLF, 16" thick	640.00		\$22.25	\$178,019.54
Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide	640.00		\$13.29	\$106,281.06
Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	2.67		\$8.16	\$65,243.20
Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	4.00		\$4.81	\$38,498.24
Slab on Grade			\$0.07	\$558.48
A1030			\$0.25	\$1,981.14
			\$8.84	\$70,752.88

	Quantity	% of Total	Cost Per SF	Cost
A2010	8,000.00		\$8.84	\$70,752.88
Slab on grade, 6" thick, non industrial, reinforced				
Basement Excavation			\$0.12	\$985.60
Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	8,000.00		\$0.12	\$985.60
B Shell		29.0%	\$53.70	\$429,592.79
B1010	93.33		\$3.27	\$26,148.87
Floor Construction			\$0.90	\$7,224.60
Steel column, W8, 100 KIPS, 20' unsupported height, 40 PLF				
Floor, concrete, slab form, open web bar joist @ 2' OC, on bearing wall, 30' span, 24.5" deep, 125 PSF superimposed load, 172 PSF total load	1,000.00		\$2.37	\$18,924.27
B1020	8,000.00		\$6.05	\$48,420.80
Roof Construction			\$6.05	\$48,420.80
Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 30' bay, 23.5" deep, 40 PSF superimposed load, 60 PSF total load	8,000.00			
B2010	12,416.00		\$18.20	\$145,638.44
Exterior Walls			\$18.20	\$145,638.44
Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@16", grouted	12,416.00			
B2020	2,560.00		\$13.51	\$108,106.50
Exterior Windows			\$13.51	\$108,106.50
Aluminum flush tube frame, for insulating glass, 2" x 4-1/2", 5'x20' opening, 3 intermediate horizontals	2,560.00		\$6.86	\$54,879.62
Glazing panel, plate glass, 1/4" thick, tempered	2,560.00		\$6.65	\$53,226.88
B2030	2.00		\$3.99	\$31,937.47
Exterior Doors			\$2.15	\$17,210.25
Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening	2.00			
Door, steel 18 gauge, hollow metal, 2 doors with frame, no label, 6'-0" x 7'-0" opening	2.00		\$1.84	\$14,727.22
B3010	8,000.00		\$8.41	\$67,287.95
Roof Coverings			\$3.00	\$23,994.24
Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	8,000.00			
Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	8,000.00		\$2.28	\$18,249.44
Roof edges, aluminum, duranodic, .050" thick, 6" face	640.00		\$1.60	\$12,782.85
Flashing, aluminum, no backing sides, .019"	640.00		\$0.82	\$6,565.06
Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	640.00		\$0.71	\$5,696.36
B3020	1.33		\$0.26	\$2,052.76
Roof Openings			\$0.26	\$2,052.76
Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", aluminum	1.33			
C Interiors		16.6%	\$30.68	\$245,402.11
C1010			\$2.42	\$19,345.82
Partitions				

	Quantity	% of Total	Cost Per SF	Cost
	3,200.00		\$2.42	\$19,345.82
Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish				
C1020 Interior Doors			\$3.70	\$29,566.56
Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1'-3/8"	20.00		\$3.70	\$29,566.56
C2010 Stair Construction			\$2.57	\$20,597.30
Stairs, steel, pan tread for conc in-fill, picket rail, 20 risers w/ landing	1.00		\$2.57	\$20,597.30
C3010 Wall Finishes			\$6.04	\$48,292.23
2 coats paint on masonry with block filler	10,240.00		\$3.94	\$31,539.00
Painting, masonry or concrete, latex, brushwork, primer & 2 coats	4,480.00		\$0.94	\$7,485.77
Painting, masonry or concrete, latex, brushwork, addition for block filler	4,480.00		\$0.79	\$6,312.54
Wall coatings, epoxy coatings, water based	1,920.00		\$0.37	\$2,954.92
C3020 Floor Finishes			\$5.46	\$43,666.12
Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	2,400.00		\$1.58	\$12,652.51
Carpet, padding, add to above, 13.0 density	2,400.00		\$0.36	\$2,873.95
Vinyl tile, maximum	5,600.00		\$1.75	\$13,996.08
Add for sleepers on concrete, treated, 24" OC, 1"x2"	2,400.00		\$1.09	\$8,700.12
Underlayment, plywood, 5/8" thick	2,400.00		\$0.68	\$5,443.46
C3030 Ceiling Finishes			\$10.49	\$83,934.08
Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	8,000.00		\$10.49	\$83,934.08
D Services		26.9%	\$49.83	\$398,666.27
D1010 Elevators and Lifts			\$4.37	\$34,989.20
Hydraulic passenger elevator, 4500 lb., 2 floor, 125 FPM	0.33		\$4.37	\$34,989.20
D2010 Plumbing Fixtures			\$8.61	\$68,916.26
Water closet, vitreous china, bowl only with flush valve, wall hung	13.33		\$5.49	\$43,915.67
Urinal, vitreous china, stall type	3.20		\$0.87	\$6,955.46
Lavatory w/trim, wall hung, PE on CI, 18" x 15"	6.40		\$1.09	\$8,685.57
Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	0.53		\$0.27	\$2,174.40
Shower, stall, fiberglass 1 piece, three walls, 36" square	1.07		\$0.20	\$1,605.71
Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	2.67		\$0.70	\$5,579.45
D2020 Domestic Water Distribution			\$3.86	\$30,873.92

	Quantity	% of Total	Cost Per SF	Cost
	1.07		\$3.86	\$30,873.92
Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH				
D2040 Rain Water Drainage			\$1.03	\$8,240.16
Roof drain, DWV PVC, 5" diam, 10' high	2.13		\$0.65	\$5,179.80
Roof drain, DWV PVC, 5" diam, for each additional foot add	60.00		\$0.38	\$3,060.36
D3050 Terminal & Package Units			\$10.34	\$82,688.80
Roof top, single zone, air conditioner, restaurants, 10,000 SF, 50.00 ton	8,000.00		\$10.34	\$82,688.80
D4010 Sprinklers			\$3.59	\$28,689.60
Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	8,000.00		\$3.59	\$28,689.60
D4020 Standpipes			\$0.54	\$4,293.60
Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.33		\$0.54	\$4,293.60
D5010 Electrical Service/Distribution			\$2.09	\$16,709.60
Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	0.33		\$0.67	\$5,327.27
Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	25.00		\$0.67	\$5,354.80
Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	0.33		\$0.75	\$6,027.53
D5020 Lighting and Branch Wiring			\$9.73	\$77,828.43
Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF	8,000.00		\$1.61	\$12,874.56
Wall switches, 2.0 per 1000 SF	8,000.00		\$0.25	\$2,025.84
Miscellaneous power, 1 watt	8,000.00		\$0.18	\$1,442.24
Central air conditioning power, 3 watts	8,000.00		\$0.44	\$3,490.56
Motor installation, three phase, 200 V, 15 HP motor size	0.33		\$0.11	\$849.42
Motor feeder systems, three phase, feed to 200 V 15 HP, 230 V 15 HP, 460 V 40 HP, 575 V 50 HP	33.33		\$0.04	\$358.61
Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	8,000.00		\$7.10	\$56,787.20
D5030 Communications and Security			\$4.38	\$35,030.77
Communication and alarm systems, includes outlets, boxes, conduit and wire, sound systems, 30 outlets	0.52		\$1.91	\$15,260.73
Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.40		\$0.76	\$6,114.64
Fire alarm command center, addressable with voice, excl.wire & conduit	1.00		\$1.71	\$13,655.40

	Quantity	% of Total	Cost Per SF	Cost
D5090				
Other Electrical Systems				
Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 100 kW	28.33		\$1.30	\$10,405.93
			\$1.30	\$10,405.93
E Equipment & Furnishin				
E1090				
Other Equipment		0.0%	\$0.00	\$0.00
F Special Construction				
G Building Sitework				
G2020		15.5%	\$28.64	\$229,131.25
			\$24.04	\$192,331.25
			\$24.04	\$192,331.25
Parking Lots				
⊕ Parking lot, 60 degree angle parking, 3" bituminous paving, 10" gravel base	125.00			
G2030				
Pedestrian Paving				
● Concrete sidewalk, 4" thick, 4" gravel base, 5' wide	1,000.00		\$4.60	\$36,800.00
			\$4.60	\$36,800.00
Sub Total		100%	\$185.10	\$1,480,811.96
Contractor's Overhead & Profit		25.0%	\$46.28	\$370,202.99
Architectural Fees		7.0%	\$16.20	\$129,571.05
User Fees		0.0%	\$0.00	\$0.00
Total Building Cost			\$247.57	\$1,980,586.00

Audit Trail Notes

Date Time	Action	Description	User Name
04/05/2024 15:30:03	Assembly Swapped	Original Assembly: G20301201640 - Concrete sidewalk, 4" thick, 6" gravel base, 3' wide Original Quantity: 1 Swapped with Swapped Assembly: G20301201620 - Concrete sidewalk, 4" thick, 4" gravel base, 5' wide	gherrera1@rgv.rr.com
04/05/2024 15:28:02	Assembly Added	G20301201640 Concrete sidewalk, 4" thick, 6" gravel base, 3' wide - quantity: 1	gherrera1@rgv.rr.com
04/05/2024 15:27:29	Assembly Added	G20202101840 Parking lot, 60 degree angle parking, 3" bituminous paving, 10" gravel base - quantity: 125	gherrera1@rgv.rr.com