

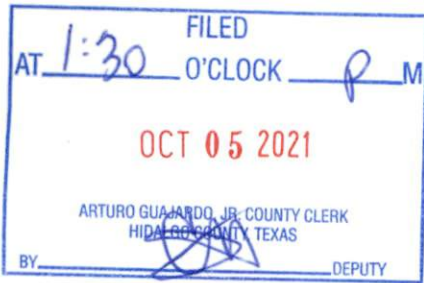


FILED  
AT 1:30 O'CLOCK P M  
OCT 05 2021  
ARTURO GUAJARDO, JR. COUNTY CLERK  
HIDALGO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**Hidalgo County Biosafety Lab**  
**100% Design Development Submittal**  
**Final Report**



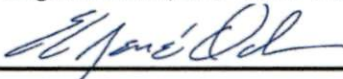
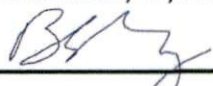

August 9, 2021



**APPROVAL SHEET**

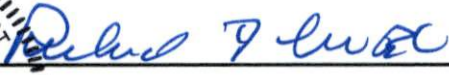

**Submitted for Approval of Design Development**

The A/E represents that the drawings and descriptions, to the best of the A/E's knowledge and belief, fulfill the Project Scope requirements and that the construction can be completed for the Construction Budget amount, and within the Project Schedule:

	8/9/2021
_____	_____
Eli R. Ochoa, PE, AIA Principal / CEO	Date
	8/9/2021
_____	_____
Brian Godinez, Principal / CMO	Date
	8/9/2021
_____	_____
María O. Scurry, Senior Project Manager	Date

**Approval on Behalf of Hidalgo County**

Those signing below have reviewed the information contained within this Design Development Submittal:

	10/4/21
_____	_____
Richard F. Cortez, County Judge	Date
	
_____	_____
Arturo Guajardo Jr., County Clerk	Date



APPROVED BY  
COMMISSIONERS COURT  
ON: 



**Total Project Cost  
Design Development Package**

Hidalgo County Bio-Safety Lab	Budget			
	A Initial Budget	B Schematic Design Budget	C Design Development Budget	D SD to DD Summary of Changes
<b>Construction</b>	\$ 2,926,246	\$ 3,834,329	\$ 5,220,465	\$ 1,386,136
Bio Safety Lab - Building Cost Estimate (Cost of Work)*	\$ 2,701,246	\$ 3,566,479	\$ 4,290,815	\$ 724,336
Dry-ice Machine	\$ -	\$ 12,500	\$ 12,500	\$ -
Lab Water Purification System	\$ -	\$ 30,000	\$ 30,000	\$ -
Neutralization Chlorine Tank	\$ -	\$ 350	\$ 350	\$ -
Generator and Transfer Switch	\$ 225,000	\$ 225,000	\$ 225,000	\$ -
Parking Lot Addition and Canopy Structures	\$ -	\$ -	\$ 573,037	\$ 573,037
Electrical and Fiber Relocation	\$ -	\$ -	\$ -	\$ -
Contractor Prep Work (Allowance)	\$ -	\$ -	\$ 60,000	\$ 60,000
AEP	\$ -	\$ -	\$ 16,263	\$ 16,263
Foremost Telecommunications (Fiber Relocation)	\$ -	\$ -	\$ 12,500	\$ 12,500
<b>FF&amp;E</b>	\$ 1,098,020	\$ 1,235,020	\$ 1,280,020	\$ 45,000
Furniture (General Office)	\$ 151,020	\$ 151,020	\$ 151,020	\$ -
Furniture (Exam Rooms)	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Furniture (Laboratory)	\$ -	\$ -	\$ 20,000	\$ 20,000
Lockers	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
<b>BSL II &amp; BSL III+ Equipment</b>	\$ -	\$ -	\$ -	\$ -
PCR Machine (2)	\$ 370,000	\$ 370,000	\$ 370,000	\$ -
Microbiology Analyzer	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Hematology Analyzer	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Chemistry Analyzer	\$ 40,000	\$ 110,000	\$ 110,000	\$ -
Incubators CO2 (1) and Non-CO2 (2)	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Biosafety Cabinet Hoods (4)	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Serology Analyzer	\$ 50,000	\$ 90,000	\$ 90,000	\$ -
Microscopes (5)	\$ 8,000	\$ 20,000	\$ 20,000	\$ -
Centrifuge (2)	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Refrigerators (3) (2 - doublewide full size / 1 - singlewide full size)	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
-20 Degree (2) and -80 Degree (1) Freezers (full size and undercounter)	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
Autoclave - tabletop	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Sanitizer Fogging w/Venting	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Urine Analyzer	\$ -	\$ 15,000	\$ 40,000	\$ 25,000
<b>Misc</b>	\$ 453,716	\$ 453,716	\$ 453,716	\$ -
Off-Site Utility- Gas Line for Generator	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
IT/Data/Special Systems	\$ 120,816	\$ 120,816	\$ 120,816	\$ -
Lab Information Mgmt System	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Computers and Monitors	\$ 68,400	\$ 68,400	\$ 68,400	\$ -
Telephones	\$ 9,500	\$ 9,500	\$ 9,500	\$ -
Audio/Video	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
<b>Subtotal (Project Costs to be covered by HUD/UC):</b>	<b>\$ 4,477,982</b>	<b>\$ 5,523,065</b>	<b>\$ 6,954,201</b>	<b>\$ 1,431,136</b>
<b>Breakroom</b>	\$ 7,250	\$ 7,250	\$ 7,250	\$ -
Refrigerator	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Microwave	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
Coffee Maker	\$ 250	\$ 250	\$ 250	\$ -
Beverage Center(s)	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
<b>Consultants</b>	\$ 769,219	\$ 885,294	\$ 898,341	\$ 13,048
ERO Architects - Preliminary	\$ 10,000	\$ 27,450	\$ 27,450	\$ -
ERO Architects - Basic Services	\$ 211,069	\$ 265,554	\$ 265,554	\$ -
<b>ERO Architects - Supplemental Services (5% Markup)</b>	\$ -	\$ -	\$ -	\$ -
FF&E Design	\$ 16,800	\$ 16,800	\$ 16,800	\$ -
Landscaping	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
ITS	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Lab Consultant	\$ 63,000	\$ 63,000	\$ 63,000	\$ -
<b>ERO Architects - Reimbursable Services (5% Markup)</b>	\$ -	\$ -	\$ -	\$ -
Certification Testing (ERO - Reimbursable)	\$ 21,000	\$ 21,000	\$ 21,000	\$ -
American Biological Safety Association (ABSA) Certification (ERO - Reimbursable)	\$ 31,500	\$ 31,500	\$ 31,500	\$ -
B2Z - Construction Manager	\$ 215,000	\$ 259,140	\$ 259,140	\$ -
Geo/CMT	\$ 87,000	\$ 87,000	\$ 87,000	\$ -
SAMES - Civil Engineer	\$ 43,850	\$ 43,850	\$ 43,850	\$ -
Parking Lot Addition and Canopy Structures	\$ -	\$ -	\$ 13,048	\$ 13,048
Facility Commissioning (Owner)	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
<b>Project Contingencies &amp; Escalation*</b>	\$ 591,573	\$ 386,462	\$ 511,680	\$ 125,218
Pre-Design Package Contingency*	\$ 270,125	\$ 203,401	\$ 300,357	\$ 96,956
Owner Contingency*	\$ 135,062	\$ 87,172	\$ 128,724	\$ 41,552
Escalation*	\$ 186,386	\$ 95,889	\$ 82,599	\$ (13,290)
<b>Subtotal (Project Costs to be covered by Hidalgo County):</b>	<b>\$ 1,368,042</b>	<b>\$ 1,279,006</b>	<b>\$ 1,417,271</b>	<b>\$ 138,266</b>
<b>Project Totals:</b>	<b>\$ 5,846,024</b>	<b>\$ 6,802,071</b>	<b>\$ 8,371,472</b>	<b>\$ 1,569,402</b>

Hidalgo County - Bio-Safety Lab  
Updated Project Schedule - 08.2021

ID	Task Mode	Task Name	Start	Finish	Duration	% Complete	Gantt Chart (M, J, J, A, S, O, N, D, J, F, M, A, M, J, J, A, S, O, N, D, J, F, M, A, M, J, J, A, S, O, N, D, J, F)											
1	✓	Consultant Procurement - Programming Phase	Mon 6/1/20	Thu 7/9/20	39 days	100%	[Gantt bar]											
2	✓	Architect	Mon 6/1/20	Tue 6/30/20	30 days	100%	[Gantt bar]											
3	✓	Project/Construction Manager	Mon 6/1/20	Thu 7/9/20	39 days	100%	[Gantt bar]											
4	✓	Programming Phase	Mon 6/1/20	Tue 6/23/20	23 days	100%	[Gantt bar]											
5	✓	Develop Program	Mon 6/1/20	Thu 6/11/20	11 days	100%	[Gantt bar]											
6	✓	Develop Construction Budget	Mon 6/1/20	Thu 6/11/20	11 days	100%	[Gantt bar]											
7	✓	Develop Project Budget	Fri 6/12/20	Tue 6/23/20	12 days	100%	[Gantt bar]											
8	✓	Develop Project Schedule	Mon 6/1/20	Fri 6/5/20	5 days	100%	[Gantt bar]											
9	✓	Develop Project Controls	Mon 6/1/20	Fri 6/5/20	5 days	100%	[Gantt bar]											
10	✓	Concurrence on Program and Budgets	Tue 6/23/20	Tue 6/23/20	0 days	100%	[Gantt bar]											
11	✓	Consultant Procurement / Amendments	Fri 10/2/20	Tue 1/12/21	103 days	100%	[Gantt bar]											
12	✓	Architect - Reprogramming Amendment & SOP	Fri 10/2/20	Tue 1/12/21	103 days	100%	[Gantt bar]											
13	✓	Project/Construction Manager - Design Phase	Fri 10/2/20	Tue 1/12/21	103 days	100%	[Gantt bar]											
14	✓	Re-Programming Phase	Wed 1/13/21	Tue 3/16/21	63 days	100%	[Gantt bar]											
15	✓	Develop SOP 1st Draft - Superior/HCHD	Wed 1/13/21	Fri 2/26/21	38 days	100%	[Gantt bar]											
16	✓	Develop Program Package - ERO	Wed 1/13/21	Fri 2/26/21	45 days	100%	[Gantt bar]											
17	✓	Program of Spaces	Wed 1/13/21	Fri 2/26/21	38 days	100%	[Gantt bar]											
18	✓	Construction Cost Estimate	Wed 1/13/21	Fri 2/26/21	38 days	100%	[Gantt bar]											
19	✓	Design Schedule	Wed 1/13/21	Fri 2/26/21	38 days	100%	[Gantt bar]											
20	✓	Develop Project Controls - B22	Sun 2/28/21	Mon 3/8/21	9 days	100%	[Gantt bar]											
21	✓	Project Schedule	Sun 2/28/21	Fri 3/5/21	6 days	100%	[Gantt bar]											
22	✓	Total Project Cost (TPC)	Sun 2/28/21	Mon 3/8/21	9 days	100%	[Gantt bar]											
23	✓	Programming Phase Approval	Mon 3/8/21	Tue 3/16/21	9 days	100%	[Gantt bar]											
24	✓	Presentation of Package to HCHD & Modifications	Mon 3/8/21	Thu 3/11/21	4 days	100%	[Gantt bar]											
25	✓	Presentation of Package to HCCC	Fri 3/12/21	Tue 3/16/21	5 days	100%	[Gantt bar]											
26	✓	Approval by HCCC / NTP for Schematic Design	Tue 3/16/21	Tue 3/16/21	0 days	100%	[Gantt bar]											
27	✓	Design Phase	Wed 3/17/21	Fri 10/15/21	213 days	73%	[Gantt bar]											
28	✓	Schematic Design	Wed 3/17/21	Tue 5/4/21	49 days	100%	[Gantt bar]											
29	✓	SD Concurrence	Wed 5/5/21	Tue 5/11/21	7 days	100%	[Gantt bar]											
30	✓	Design Development	Wed 5/12/21	Wed 7/7/21	57 days	100%	[Gantt bar]											
31	✓	Changes to Floor Plan	Thu 7/8/21	Fri 7/30/21	23 days	100%	[Gantt bar]											
32	✓	DD Concurrence	Sat 7/31/21	Fri 8/6/21	7 days	50%	[Gantt bar]											
33	✓	Construction Documents	Sat 8/7/21	Fri 10/8/21	63 days	25%	[Gantt bar]											
34	✓	CD Concurrence	Sat 10/9/21	Fri 10/15/21	7 days	0%	[Gantt bar]											
35	✓	Bidding Phase	Tue 10/19/21	Wed 12/22/21	65 days	0%	[Gantt bar]											
36	✓	Approval to Advertise	Tue 10/19/21	Tue 10/19/21	0 days	0%	[Gantt bar]											
37	✓	Advertisement Period	Tue 10/19/21	Wed 11/10/21	23 days	0%	[Gantt bar]											
38	✓	Pre-Bid Conference	Wed 10/27/21	Wed 10/27/21	0 days	0%	[Gantt bar]											
39	✓	Bid Deadline	Wed 11/10/21	Wed 11/10/21	0 days	0%	[Gantt bar]											
40	✓	Ranking & Selection	Wed 11/10/21	Thu 11/18/21	9 days	0%	[Gantt bar]											
41	✓	HCCC Authorization	Tue 11/23/21	Tue 11/23/21	0 days	0%	[Gantt bar]											
42	✓	Contract Development	Tue 11/23/21	Wed 12/22/21	30 days	0%	[Gantt bar]											
43	✓	Construction	Wed 12/29/21	Sun 11/6/22	312 days	0%	[Gantt bar]											
44	✓	Pre-Construction Conference	Wed 12/29/21	Wed 12/29/21	0 days	0%	[Gantt bar]											
45	✓	Notice-to-Proceed	Thu 12/30/21	Mon 1/10/22	12 days	0%	[Gantt bar]											
46	✓	Construction	Tue 1/11/22	Sun 11/6/22	300 days	0%	[Gantt bar]											
47	✓	Close-Out	Sun 11/6/22	Sun 12/25/22	49 days	0%	[Gantt bar]											
48	✓	Certificate of Occupancy	Sun 11/6/22	Sun 11/6/22	0 days	0%	[Gantt bar]											
49	✓	Punch-List Completion	Mon 11/7/22	Sun 12/4/22	28 days	0%	[Gantt bar]											
50	✓	Turnover	Sun 12/4/22	Sun 12/4/22	0 days	0%	[Gantt bar]											
51	✓	Move-in	Mon 12/5/22	Sun 12/25/22	21 days	0%	[Gantt bar]											

Project: HC\_BioSafeLab\_Sch\_Se  
Date: Thu 8/19/21

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

## OFFICE USE ONLY CERTIFICATION OF FILING

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

GOERO International, LLC dba ERO Architects  
McAllen, TX United States

Certificate Number:  
2021-803398

Date Filed:  
09/17/2021

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Hidalgo County

Date Acknowledged:

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

2020-182  
Acceptance of DD and Approval to Proceed with CD Phase

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Ochoa, Eli	McAllen, TX United States	X	
	Godinez, Brian	McAllen, TX United States	X	
	Cantu, Octavio	McAllen, TX United States	X	
	Garcia, Gerardo	McAllen, TX United States	X	

**5 Check only if there is NO Interested Party.**


**6 UNSWORN DECLARATION**

My name is Eli R Ochoa, and my date of birth is 11/17/56.

My address is P.O. Box 720428, McAllen, TX, 78501, USA.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 17th day of September, 20 21.  
(month) (year)

  
\_\_\_\_\_  
Signature of authorized agent of contracting business entity  
(Declarant)

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FORM 1295

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Hidalgo County

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 09/20/2021

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	Godinez, Brian	McAllen, TX United States	X	
	Cantu, Octavio	McAllen, TX United States	X	
	Garcia, Gerardo	McAllen, TX United States	X	

**5 Check only if there is NO Interested Party.**

**6 UNSWORN DECLARATION**

My name is \_\_\_\_\_, and my date of birth is \_\_\_\_\_.

My address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.  
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in \_\_\_\_\_ County, State of \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(month) (year)

\_\_\_\_\_  
 Signature of authorized agent of contracting business entity  
(Declarant)