



**ECONOMIC DEVELOPMENT
CORPORATION BOARD OF
DIRECTORS**

Location:

City of Edinburg, City Hall-Council
Chambers 415 W. University Drive,
Edinburg, Texas

June 25, 2024

**REGULAR MEETING AGENDA
5:00 PM**

1. CALL TO ORDER, ESTABLISH A QUORUM

A. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. PUBLIC COMMENTS

A specific portion of the meeting shall be dedicated to allowing Public Comments which will be limited to three (3) minutes. Please note that this public comment period is not interactive. The Edinburg EDC Board may not respond to public comments.

If a resident desires to make a public comment in person, please complete the Public Comments Form which will be located outside of the City Council Chambers and submit the completed form to the Economic Development staff prior to the commencement of the Edinburg EDC Board meeting. We ask for everyone's cooperation in following this procedure.

All requests must be received beginning at 9am and end immediately before the start of the meeting.

Your request should include your name, address, and telephone number. We ask for everyone's cooperation in following this procedure.

5. AGENDA ITEMS

A. Consider approval of Minutes for the special Board Meeting held on June 03, 2024.

B. Presentation on bond projects for Fiscal Year 2024.

C. Consider approval of mid-year budget amendment for Fiscal Year 2024 to include the addition of \$800,000 to the Property Maintenance line item.

6. EXECUTIVE SESSION

The EEDC will convene in Executive Session, in accordance with the Texas Open Meetings Act, Vernon's Texas Statutes and Codes Annotated, Government Code, Chapter 551, Subchapter D, Exceptions to Requirement that Meetings be Open. The EEDC May Elect To Go Into Executive Session On Any Item Whether Or Not Such Item Is Posted As An Executive Session Item At Any Time During The Meeting When Authorized By The Provisions Of The Open Meetings Act.

A. Deliberation regarding economic development projects and possible action related to projects (§551.087 Deliberation Regarding Economic Development Negotiations; §551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting).

1. Project Steal
2. Project Lilo
3. Project Magnetic
4. Project Cowboy
5. Project Loaf

7. OPEN SESSION

The EEDC will convene in Open Session to take necessary action, if any, in accordance with Chapter 551, Open meetings, Subchapter E, Procedures Relating to Closed Meeting, §551.102, Requirement to Vote or Take Final Action in Open Meeting.

8. ADJOURNMENT

I hereby certify this Notice of an EEDC Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board visible and accessible to the general public during and after regular working hours.

This notice was posted on June 21, 2024 at 5:00 pm.

By: /s/ Raudel Garza

Signature:



Name: Raudel Garza, Executive Director
Edinburg Economic Development Corporation



Edinburg Economic Development Corporation

Meeting Date: June 25, 2024

Consider approval of Minutes for the Board Meeting held on
June 03, 2024.

1. **Agenda Item:**

Consider approval of Minutes for the Board Meeting held on June 03, 2024.

2. **Description/Scope:**

Board meeting minutes are reviewed by Executive Director, Raudel Garza, and approved by the EEDC Board on a monthly basis.

3. **Estimated Timeline:**

N/A

4. **Budget:**

N/A

5. **Procurement/Selection Process:**

N/A

6. **Staff's Recommendation:**

Staff recommends approval.

7. **Justification:**

N/A

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: June 03, 2024 Board Minutes



MINUTES OF THE
EDINBURG ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS

LOCATION:

City of Edinburg, City-Hall Council Chambers
415 W. University Drive. Edinburg, Texas

June 03, 2024

SPECIAL MEETING AGENDA

5:30 PM

PRESENT: Raul Resendez, VicePresident
Eddie Garza, Treasurer
Richard Gonzales, Director
Sabrina Walker Hernandez, Director
Aaron Rivera, Secretary

ABSENT: Veronica Gonzales, President
Dan Diaz, Mayor Pro Tem

STAFF: Raudel Garza, Executive Director
Samantha Martinez, Business Operations
Coordinator
Jaqueline Guerra, Marketing & Research
Manager
Leticia Pantoja, Project Manager
Carlos Garza, Project Manager
Omar Ochoa, City Attorney

1. CALL TO ORDER, ESTABLISH QUORUM

Vice President, Raul Resendez, called the meeting to order at 5:33 pm.

A. Pledge of Allegiance

Raudel Garza, Edinburg EDC Executive Director, proceeded with roll call and established quorum.

2. CERTIFICATION OF PUBLIC NOTICE

Mr. Garza confirmed the public notice was posted in accordance with the Texas Open Meetings Act, on May 31, 2024 at 5:00 PM.

3. DISCLOSURE OF CONFLICT OF INTEREST

City Attorney, Omar Ochoa, stated a conflict of interest exists if a board member or a member of that person's family has a qualifying financial interest in an agenda item. If there is a conflict of interest, the board director cannot participate in discussion or vote on the agenda item.

No conflicts of interest were declared by Board members.

4. PUBLIC COMMENTS

A specific portion of the meeting shall be dedicated to allowing Public Comments which will be limited to three (3) minutes. Please note that this public comment period is not interactive. The Edinburg EDC Board may not respond to public comments. If a resident desires to make a public comment in person, please complete the Public Comments Form, which will be located outside of the City Council Chambers and submit the completed form to the Economic Development staff prior to the commencement of the Edinburg EDC Board meeting. We ask for everyone's cooperation in following this procedure.

There were no public comments.

5. SPECIAL AGENDA ITEMS

- a. Consider Approval of Minutes for the Board Meeting held on June 03, 2024.**

MOTION TO APPROVE MINUTES WAS MADE BY SECRETARY AARON RIVERA AND SECONDED BY TREASURER EDDIE GARZA ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

- b. Presentation of Financial report ending on April 30, 2024.**

Executive Director Raudel Garza gave a brief presentation of the EDC's total assets, sales tax statistics, and bond projects. Some questions and Discussion ensued. No action was necessary as this was a presentation.

- c. Consider approval of request from Edinburg Chamber of Commerce to sponsor Texas Cook'em High Steaks.**

Executive Director of the Edinburg Chamber of Commerce, Ronnie Larralde addressed the board and thank them for having him here today and proceeded to play a recap video of last year's event. Director Larralde did

touch upon what would be expected for musical acts and also other fun activities that Texas Cook'em will be hosting. Marketing efforts have yielded significant results, with 518,000 impressions generating an estimated value of \$55,180.

MOTION TO APPROVE SPONSORSHIP FOR TEXAS COOK'EM AMOUNT \$20,00.00 WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY DIRECTOR SABRINA WALKER HERNANDEZ ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

- d. Consider Presentation and request for matching grant for an internship program by Workforce Solutions and RGV Focus.**

Daniel Rivera from Workforce Solutions provided an update on a program introduced in April. The initiative, funded by a grant received last year, supported 30 internships, and they are seeking funding to continue it into Fall 2024.

MOTION TO APPROVE CONTRIBUTION OF \$20,000.00 WAS MADE BY TREASURE EDDIE GARZA AND SECONDED BY SECRETARY AARON RIVERA ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

- e. Consider ratifying Executive Director's action approving change order #1 in the amount of \$15,300 for demolition of warehouse on Cano Street (EEDC Property)**

Executive Director Raudel Garza informed the EDC board about the change order for Cano Warehouse, which was due to some minor issues that arose during construction. Some questions and further discussion ensued.

MOTION TO APPROVE CHANGE ORDER #1 FOR CANO WAREHOUSE WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY SABRINA WALKER ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

- f. Consider approval of mid-year budget amendment for Fiscal Year 2024.**

Executive Director Raudel Garza presented the mid-year budget amendment, highlighting the fiscal year-end projection, personnel, contractual services, and office space lease. The North Industrial Park signage project is pending final numbers and was briefly discussed. Some questions and further discussion ensued.

MOTION TO APPROVE MILNET AS DESIGN FIRM WAS MADE BY TREASURER EDDIE GARZA AND SECONDED BY DIRECTOR SABRINA WALKER HERNANDEZ ALL IN FAVOR. MOTION

CARRIED UNANIMOUSLY.

6. EXECUTIVE SESSION

At this time the board entered executive session at 6:06 pm.

MOTION TO ENTER EXECUTIVE SESSION WAS MADE BY TREASURER EDDIE GARZAA AND SECONDED BY DIRECTOR SABRINA WALKER HERNANDEZ. MOTION CARRIED UNANIMOUSLY.

The EEDC board convened in executive session, in accordance with the Texas Open Meetings Act, Vernon's Texas Civil Statutes annotated, government code, chapter 551, subchapter D, exceptions to requirements that meetings be open, to deliberate under the following section:

- **SECTION 551.071, CONSULTATION WITH ATTORNEY**
- **SECTION 551.072, DELIBERATION REGARDING REAL PROPERTY**
- **SECTION 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

The EEDC board may elect to go into executive session on any item whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act. The board will deliberate the following item:

- A.** Deliberation and possible action regarding economic development negotiations (§551.087 Deliberation Regarding Economic Development Negotiations; §551.072. Deliberation Regarding Real Property; §551.071 Consultation with Attorney; Closed Meeting.)
1. Project Tuesday
 2. Project Next Generation
 3. Project Hospitality
 4. Project Aluminum Foil
 5. Project Gray Wolf
 6. Project Faucet
 7. Project Italy
 8. Project Steal
 9. First Hartford
 10. Project Jules Verne
 11. Project New Park
 12. Project Cowboy

7. OPEN SESSION

The EEDC convened in Open Session to take necessary action, in accordance with Chapter 511, Open meetings, Subchapter E, Procedures Relating to Closed Meeting §551.102, Requirement to Vote or Take Final Action in Open Meeting.

Director, Richard Gonzales left early at 7:21pm.

The EDC board reconvened for open session at 7:36pm.

MOTION TO ENTER OPEN SESSION WAS MADE BY TREASURE EDDIE GARZA AND SECONDED BY SECRETARY AARON RIVERA. MOTION CARRIED UNANIMOUSLY.

MOTION TO APPROVE PROJECT NUMBERS “1. PROJECT TUESDAY, 2. PROJECT NEXT GENERATION AND 11. PROJECT NEW PARK,” AS DISCUSSED IN EXECUTIVE SESSION WAS MADE BY SECRETARY AARON RIVERA AND SECONDED BY TREASURE EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

8. ADJOURNMENT

There being no further business to consider, the meeting adjourned at 7:40 pm.

MOTION TO ADJOURN MEETING WAS MADE BY DIRECTOR SABRINA WALKER AND SECONDED BY TREASUER EDDIE GARZA. MOTION CARRIED UNANIMOUSLY.

Minutes Transcribed by:

Samantha Martinez, Business Operations Coordinator, Edinburg Economic Development Corporation

The board of directors approved the meeting minutes on _____, 2024.

EDINBURG ECONOMIC DEVELOPMENT CORPORATION:

Aaron Rivera, EEDC Board Secretary



Edinburg Economic Development Corporation

Meeting Date: June 25, 2024

Presentation of bond projects

1. **Agenda Item:**

Presentation on bond projects for Fiscal Year 2024.

2. **Description/Scope:**

Assistant City Manager, Thomas D. Reyna, will give update on current bond projects.

3. **Estimated Timeline:**

N/A

4. **Budget:**

N/A

5. **Procurement/Selection Process:**

N/A

6. **Staff's Recommendation:**

N/A

7. **Justification:**

N/A

/s/ Raudel Garza, EEDC
Executive Director

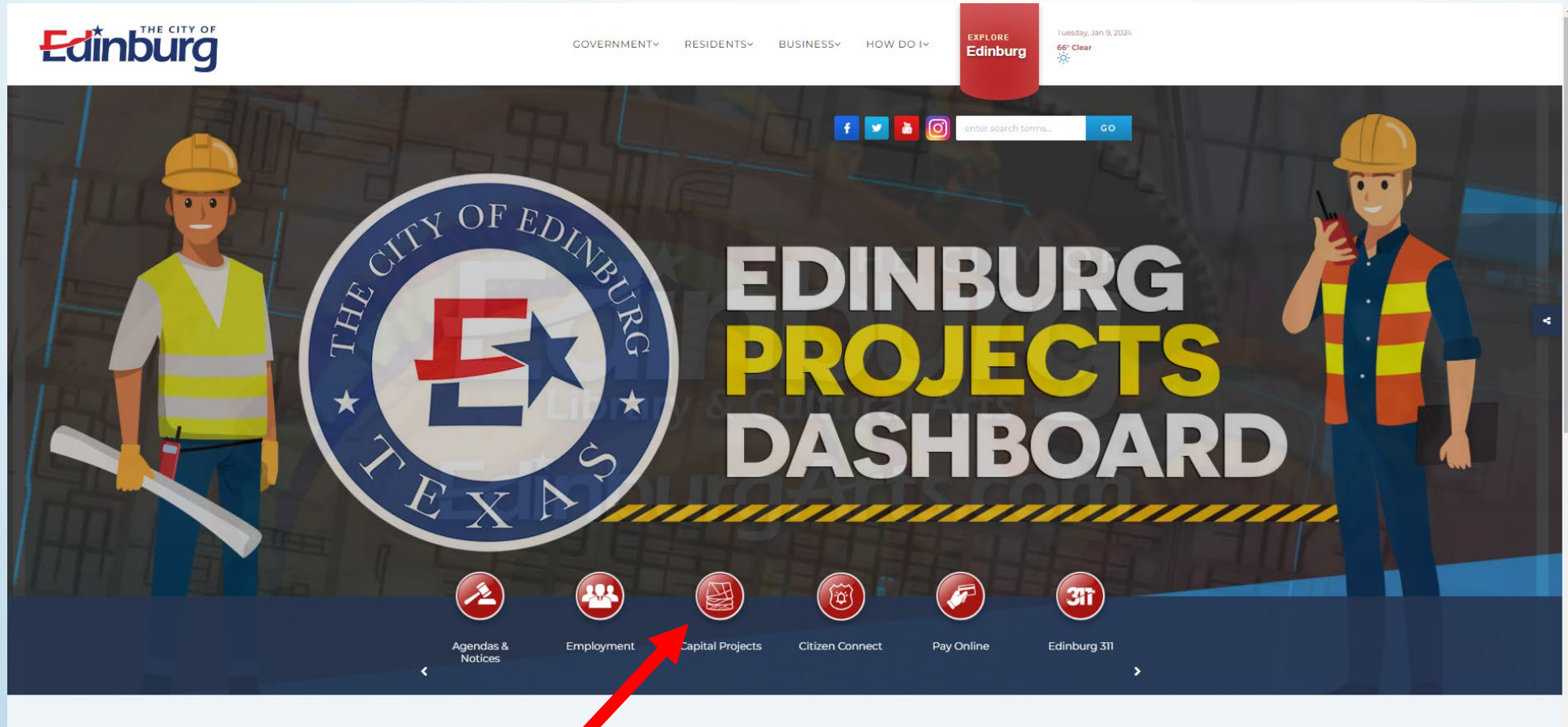
ATTACHMENTS:

Attachment A: BOND project presentation

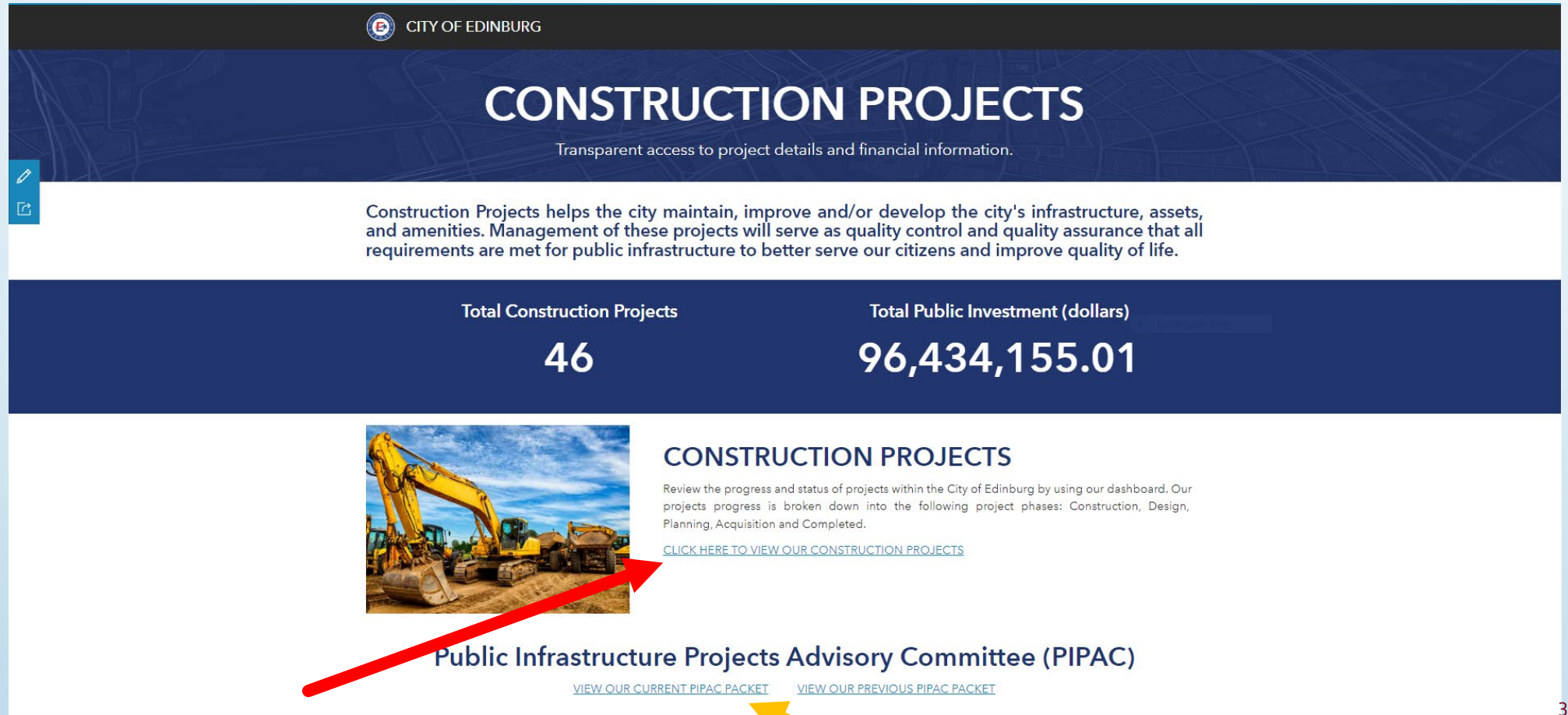


EEDC Capital Improvement
Projects Updates
June 25, 2024

Capital Projects Dashboard



Capital Projects Dashboard (Cont.)



Capital Projects Dashboard (Cont.)



CONSTRUCTION PROJECT UPDATES

CATEGORY FILTER: - All -

PHASE FILTER: - All -

CLICK ON A PROJECT TO VIEW INFORMATION:



1250 KW STANDBY GENERATOR FOR THE WWTP BELTPRESS



Airport DPS AIRCRAFT DIVISION HANGAR - BUILDING #5



AIRPORT NEW LIFT STATION



ALBERTA ROAD RECONSTRUCTION



ANIMAL CARE FACILITY



BRENNAALEEN CEDAR DRAINAGE PROJECT PHASE 1

ACTIVE PROJECTS

COMPLETED PROJECTS

PLANNING TIMELINE

1/16/2019 - 1/6/2021

ACQUISITION TIMELINE

3/17/2021 - 4/4/2023

DESIGN TIMELINE

3/17/2021 - 8/13/2023

CONSTRUCTION TIMELINE

8/14/2023 - 10/19/2024



Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, FourSquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, US... Powered by Esri



1/02/2024 2:18 PM

NORTHSIDE OF ALBERTA RD HAS BEEN PAVED FROM MCCOLL TO CYNTHIA



PROJECT INFORMATION:

NAME: ALBERTA ROAD RECONSTRUCTION

CATEGORY: STREETS

PHASE: CONSTRUCTION

DESCRIPTION:
Project consists of road reconstruction of Alberta Road from I-69C to west of McColl Rd.

STATUS:
01/05/24 - The north side of Alberta road milestone 1 has been paved and is currently operational. Contractor has started the reconstruction of the south side of Alberta road. Shalom sanitary sewer line main has been installed; services, manholes, testing and restoring of street are pending.

BUDGET INFORMATION:

PROJECT ACTUAL COST: \$7,833,548.55

TOTAL BUDGET: \$8,000,112.79

CITY AMOUNT: \$7,752,471.96

OTHER AMOUNT: \$247,640.83

DESIGN: \$834,773.17

CONSTRUCTION: \$6,855,454.38

LAND ACQUISITION / ROW: \$143,321.00

PAID-TO-DATE: \$2,976,996.01

BALANCE: \$5,023,116.78

ACCOUNT INFORMATION:

ACCOUNT NUMBER: 404-9500-611802

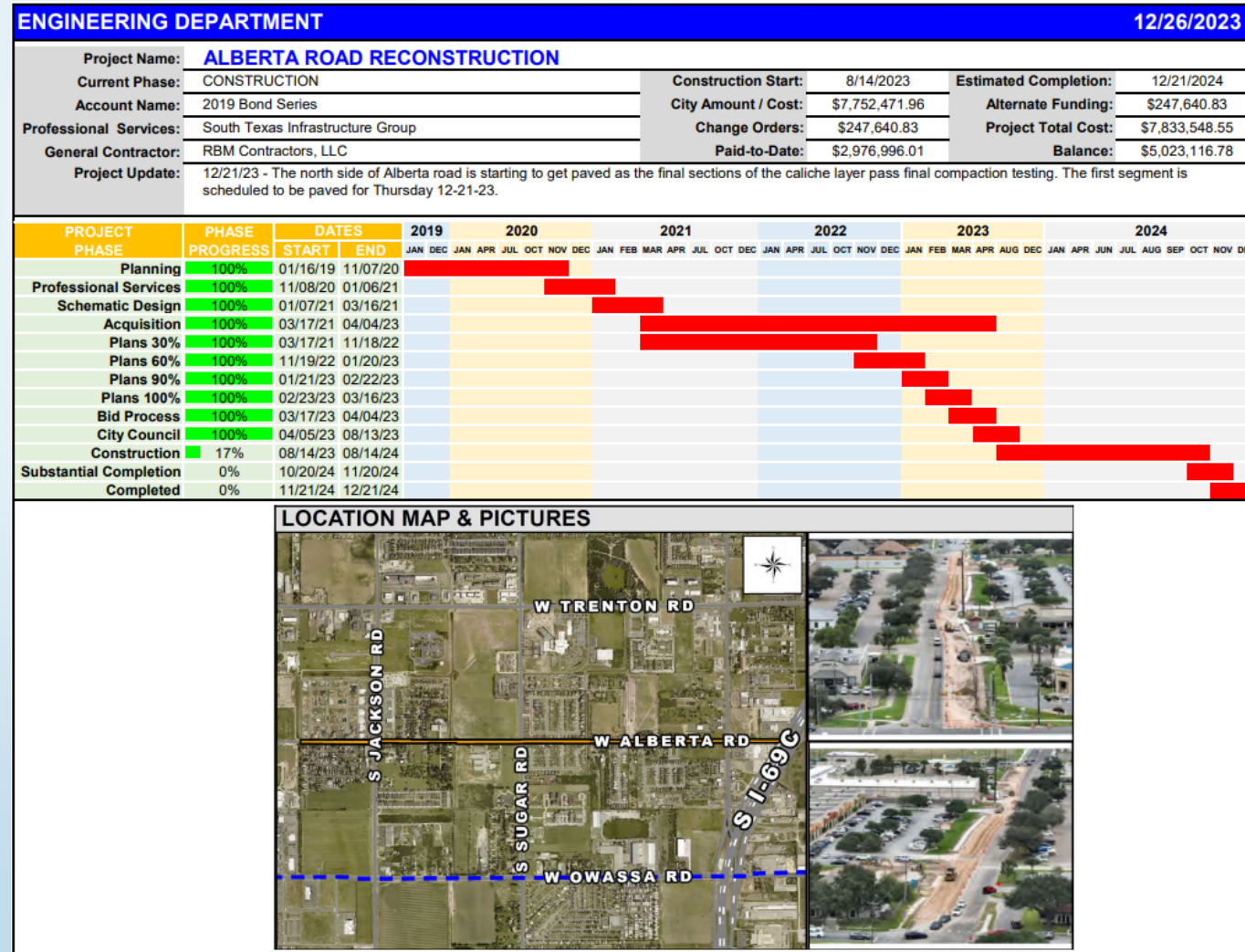
ACCOUNT NAME: 2019 Bond Series

PROJECT SCHEDULE

NEED TO REPORT A CONCERN OR ISSUE?

Please call 956-388-8211 for immediate assistance.

Capital Projects Dashboard (Cont.)



2019 Series Bond Project List



El Tule – Jose Nieto & Consuelo Alfaro Robledo Center



Projected Completed
Total Budget : \$4,997,600
Liquidated Damages: \$80,000.00
Remaining Budget: \$9,189.66
Total Remaining: \$89,189.66
Board Approved the Purchase of
with the LD's:

1. Awnings for Door Ways
2. Commercial Ice Machine
3. Commercial Refrigerator

Capable Kids Beethoven Park



Projected Completed
Total Budget : \$601,896.55

Municipal Pool Redevelopment (Completed)



Projected Completed
Total Budget : \$5,183,955.50

EEDC Contribution :
\$1,000,000.00

Edinburg ACE Building (Substantial -Completed)



Projected Completed
Total Budget : \$16,380,000.00

EEDC Contribution :
\$7,000,000.00

Pending Items:
Commissioning, Furniture,
and Rental Ordinance

Projects Under Construction



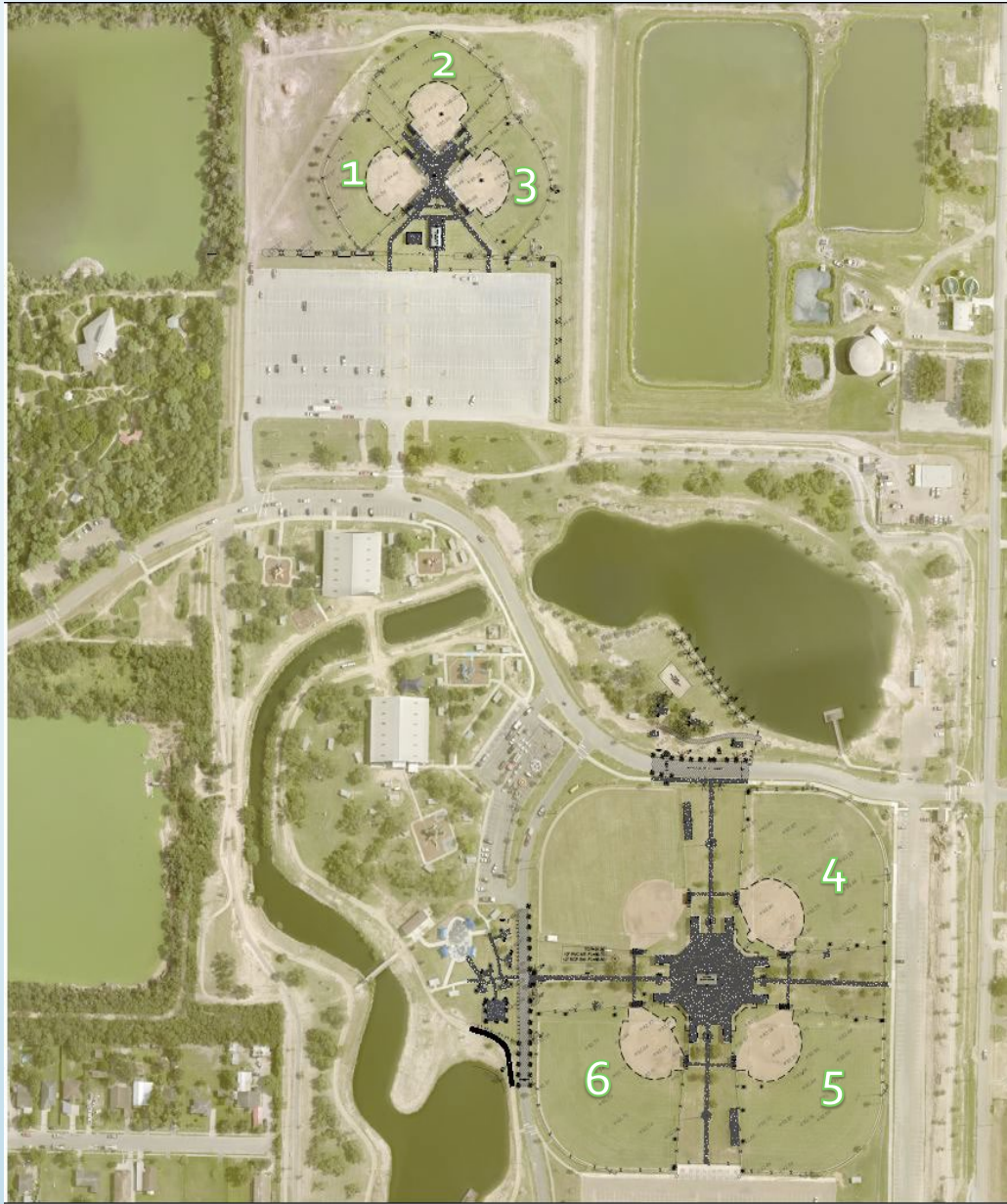
Current Project is under negotiations with Architect, PM, and Possible Contractor

City of Edinburg Monte Cristo / Closner Water Tower



<https://experience.arcgis.com/experience/fageecb6afb44647a8ad6c77ca72f143/>

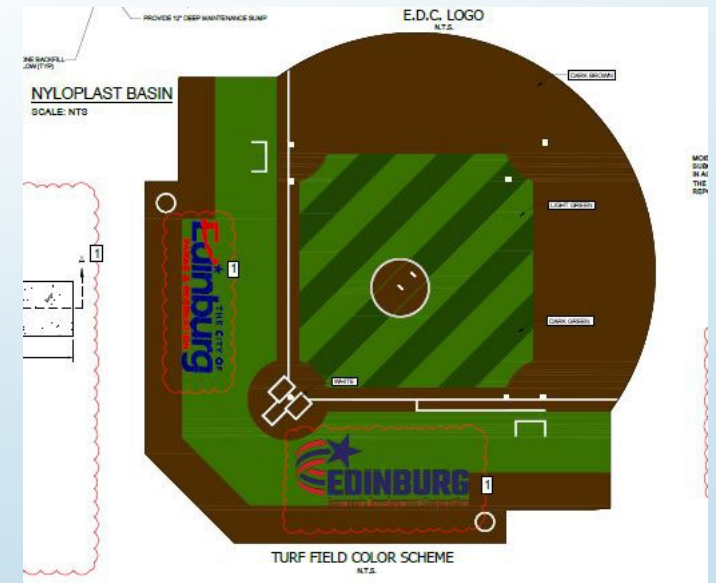
City of Edinburg Municipal Park Turf Fields Phase 2



Projected Completed
Total Budget : \$2,347,000

6 baseball / softball fields

Notice to proceed was issued
and Contractor mobilized.
Ground Breaking June 27, 2024



Transit Terminal Finish-Out

Project Name:	EDINBURG TRANSIT TERMINAL FINISH OUT																																
	Current Phase:		PLANNING												Construction Start:		5/6/2024		Estimated Completion:		01/31/2025												
	Account Name:		EEDC												City Amount / Cost:		\$0.00		Alternate Funding:		\$1,020,000.00												
	Professional Services:		RO Engineering												Change Orders:		\$0.00		Project Total Cost:		\$0.00												
	General Contractor:		RO Engineering												Paid-to-Date:		\$0.00		Balance:		\$0.00												
Project Update:		1/11/24 - Meeting with consultant occur.																															

PROJECT PHASE	PHASE PROGRESS	DATES		2023			2024												2025												2026																					
		START	END	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP													
Planning	75%	10/02/23	02/04/24																																																	
Professional Services	75%	11/07/23	02/05/24																																																	
Schematic Design	0%	02/07/24	03/04/24																																																	
Acquisition	N/A	N/A	N/A																																																	
Plans 30%	N/A	N/A	N/A																																																	
Plans 60%	N/A	N/A	N/A																																																	
Plans 90%	N/A	N/A	N/A																																																	
Plans 100%	0%	03/04/24	05/05/24																																																	
Bid Process	75%	11/07/23	11/28/23																																																	
City Council	0%	02/06/24	02/25/24																																																	
Construction	0%	05/06/24	12/31/24																																																	
Substantial Completion	0%	01/01/25	01/15/25																																																	
Completed	0%	01/16/25	01/31/25																																																	

Current Project is under design of the parking Facility and EEDC will award Contractor for finish out.

Questions ?





Edinburg Economic Development Corporation

Meeting Date: June 25, 2024

Consider approval of mid-year budget amendment for Fiscal Year 2024 to include the addition of \$800,000 to the Property Maintenance line item.

1. Agenda Item:

Consider approval of mid-year budget amendment for Fiscal Year 2024 to include the addition of \$800,000 to the Property Maintenance line item.

2. Description/Scope:

There is a demand for additional small industrial lots at North Industrial Park. The request for the budget amendment is to move \$800,000 from reserves to the Property Maintenance line item to allow for the development of the infrastructure outlined in the drawing attached. We have an option to develop an asphalt or concrete road. Staff recommends the concrete street to remain uniform with the rest of the industrial park and maintain value.

The development proposal involves the replat of Lot 3 in the North Industrial Park Subdivision. The project will replat approximately 25 acres into five industrial lots. The services to be provided include professional surveying, development, and civil engineering services, following the City of Edinburg Planning & Zoning Standards. The primary activities encompass:

- **Surveying Services:** Boundary survey, topographic survey, setting property pins and benchmarks, and as-built survey post-construction.
- **Development Process:** Preparation and submittal of preliminary and final subdivision plats, drainage reports, and coordination with various utility and government agencies.
- **Civil Engineering:** Design of on-site public infrastructure and lot grading, preparation of construction plans, and as-built drawings
- **Construction Services:** Preparation of bidding documents, management of the bidding process, and overseeing the construction of roads, water, sanitary sewer, and storm drainage improvements.

3. Estimated Timeline:

Surveying Services:

- Boundary Survey: \$1,500.00 (Completed, Paid in Full)
- Topographic Survey: \$5,000.00 (Completed, Paid in Full)
- Property Pin and Benchmark Setting: \$500.00 (Not Started, Due)
- As-Built Survey: \$1,000.00 (Not Started, Due)

Total for Surveying Services: \$8,000.00

Timeline: July - August 2024

Development Services:

- Pre-Development Meeting: \$1,000.00 (Completed, Paid in Full)
- Drainage Report: \$1,500.00 (Completed, Paid in Full)
- Preliminary Submittal: \$2,750.00 (Completed, Paid in Full)
- Final Submittal: \$2,250.00 (Not Started, Due)
- Recording: \$1,000.00 (Not Started, Due)

Total for Development Services: \$8,500.00

Timeline: August - September 2024

Civil Engineering Design Services:

- Plat Map and Marketing Plat Exhibit: \$3,229.50 (Completed, Paid in Full)
- 60% Completed Construction Plan Set: \$8,073.75 (Completed, Paid in Full)
- 100% Completed Construction Plan Set: \$6,459.00 (Not Started, Due)
- Construction Plan Approval: \$4,844.25 (Not Started, Due)
- Pre-Construction Meeting & Notice to Proceed: \$1,614.75 (Not Started, Due)
- Construction Administration Services: \$4,844.25 (Not Started, Due)
- As-Builts & Close Out Documents: \$3,229.50 (Not Started, Due)

Total for Civil Engineering Design Services: \$32,295.00

Timeline: August 2024 - March 2025

Construction Period:

- Roads, Water, Sanitary Sewer, Storm Drainage Improvements: \$405,183.00 - \$605,923.00 (Contingent on Proposal Selection)
- 10% Contingency: \$40,518.30 - \$60,592.30

Total Construction Cost: \$445,701.30 - \$666,515.30

Timeline: September 2024 - February 2025

Final Activities:

- As-Built Survey: \$1,000.00
- Construction Administration Services: \$4,844.25
- As-Builts & Close Out Documents: \$3,229.50

Total for Final Activities: \$9,073.75

Timeline: March 2025

Overall Project Total: \$551,398.85 - \$781,045.41

4. Budget:

Proposal 1 (Attachment D): Asphaltic Concrete Pavement

- Total Construction Cost: \$405,183.00
- Professional Services: \$48,795.00
- Estimated Project Total: \$551,398.85

Proposal 2 (Attachment E): Reinforced Concrete Pavement

- Total Construction Cost: \$605,923.00
- Professional Services: \$48,795.00
- Estimated Project Total: \$781,045.41

5. Procurement/Selection Process:

SAMES Engineering provided two distinct proposals for the replat of Lot 3 in the North Industrial Park Subdivision: one with asphaltic concrete pavement and the other with reinforced concrete pavement.

6. Staff's Recommendation:

Staff recommends approval of amendment as presented.

7. Justification:

This development will enhance the North Industrial Park Subdivision by creating more industrial lots, thereby increasing the area's capacity to attract new businesses and fostering economic growth. The improved infrastructure and additional lots will meet the growing demand for industrial space, contributing to the overall development and modernization of the industrial park.

/s/ Raudel Garza, EEDC
Executive Director

ATTACHMENTS:

Attachment A: Development Proposal Replat of Lot 3 of the North Industrial Park

SHEET 1 OF 3

ATTACHMENT "D"



Date: March 7, 2024
Location: City of Edinburg

NORTH INDUSTRIAL PARK- LOT 3 REPLAT PROPOSAL PROBABLE COST ESTIMATE

PRELIMINARY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
WATER IMPROVEMENTS					
1	TIE IN TO EXISTING 12" PVC WATER LINE	2	LS	\$ 3,000.00	\$ 6,000.00
2	12" PVC WATERLINE	800	LF	\$ 40.00	\$ 32,000.00
3	FIRE HYDRANT WITH ASSEMBLY	3	EA	\$ 5,500.00	\$ 16,500.00
4	DUAL SHORT SERVICE CONNECTION W/ WATER METER AND BOX	2	EA	\$ 1,500.00	\$ 3,000.00
5	TRENCH SAFETY PROTECTION	800	LF	\$ 3.00	\$ 2,400.00
					\$ 59,900.00
SANITARY SEWER IMPROVEMENTS					
6	TIE-IN TO EXISTING SANITARY MANHOLE	1	EA	\$ 4,000.00	\$ 4,000.00
7	12" PVC SDR -26 SANITARY SEWER PIPE	613	LF	\$ 40.00	\$ 24,520.00
8	24" STEEL CASING	80	LF	\$ 75.00	\$ 6,000.00
9	SANITARY SEWER MANHOLE (4 DIA) (4-6 DEPTH)	4	EA	\$ 7,000.00	\$ 28,000.00
10	SINGLE SANITARY SEWER SERVICE CONNECTION W/ CLEANOUT	4	EA	\$ 1,200.00	\$ 4,800.00
11	TRENCH SAFETY PROTECTION	613	LF	\$ 3.00	\$ 1,839.00
					\$ 69,159.00
STORM DRAINAGE IMPROVEMENTS					
12	24" RCP	60	LF	\$ 100.00	\$ 6,000.00
13	STORM SEWER DITCH DISCHARGE STRUCTURE (HCDD#1) W/ CONCRETE RIPRAP (7 CY)	1	EA	\$ 5,500.00	\$ 5,500.00
14	TYPE 'A' INLET (PRE-CAST)	1	EA	\$ 5,500.00	\$ 5,500.00
15	DETENTION POND	1	LS	\$ 15,000.00	\$ 15,000.00
16	SLOPE END TREATMENT	2	EA	\$ 2,500.00	\$ 5,000.00
17	TRENCH SAFETY PROTECTION	60	LF	\$ 3.00	\$ 180.00
					\$ 37,180.00
PUBLIC STREET IMPROVEMENTS					
18	24" CURB AND GUTTER	1400	LF	\$ 13.50	\$ 18,900.00
19	10" LIME TREATED SUBGRADE	5912	SY	\$ 11.50	\$ 67,988.00
20	12" CALICHE BASE (DC) (TY E GR 4)	5912	SY	\$ 13.00	\$ 76,856.00
21	3" HOT MIX ASPHALTIC CONCRETE (TYPE "D" W/ LIMESTONE & MC-30 PRIME COAT)	4700	SY	\$ 16.00	\$ 75,200.00
					\$ 238,944.00
CIVIL CONSTRUCTION TOTAL					\$ 405,183.00

Total Estimated Construction Cost:

Construction	\$	405,183.00
10% Contingency:	\$	40,518.30
Project Construction Total	\$	445,701.30

Professional Surveying Services	\$	8,000.00
Development Services	\$	8,500.00
Professional Civil Engineering Services	\$	32,295.00
Professional Services Total	\$	48,795.00

City of Edinburg Subdivision Plat Fee	\$	450.00	
Administration and Inspection Fee (2%)	\$	8,914.03	(based on preliminary estimate)
Construction Material Testing Fee (2%)	\$	8,914.03	(based on preliminary estimate)
Park Land Fees (\$300/ Lot)	\$	1,500.00	
Water Rights Fees Per Acre		TBD	
City of Edinburg Water Tap Fees (2" Meter)	\$	13,475.00	
HCDD#1 Drainage Review Fee	\$	475.00	
Santa Cruz Irrigation District Review Fee (\$926.98 Per Acre)	\$	23,174.50	(to be determined if applicable)
AEP Service Fee		TBD	
Total Fees:	\$	56,902.55	

ESTIMATED PROJECT TOTAL: \$ 551,398.85 GRAND TOTAL DEVELOPMENT

THIS ESTIMATE DOES NOT INCLUDE ANTICIPATED DEVELOPMENT FEES ASSOCIATED WITH THE CITY OF EDINBURG, HIDALGO COUNTY DRAINAGE DISTRICT, IRRIGATION DISTRICT, HIDALGO COUNTY, OR ANY OTHER APPLICABLE ENTITY.

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ATTACHMENT "E"



Date: March 7, 2024
Location: City of Edinburg

NORTH INDUSTRIAL PARK- LOT 3 REPLAT PROPOSAL PROBABLE COST ESTIMATE

PRELIMINARY

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
WATER IMPROVEMENTS					
1	TIE IN TO EXISTING 12" PVC WATER LINE	2	LS	\$ 3,000.00	\$ 6,000.00
2	12" PVC WATERLINE	800	LF	\$ 40.00	\$ 32,000.00
3	FIRE HYDRANT WITH ASSEMBLY	3	EA	\$ 5,500.00	\$ 16,500.00
4	DUAL SHORT SERVICE CONNECTION W/ WATER METER AND BOX	2	EA	\$ 1,500.00	\$ 3,000.00
5	TRENCH SAFETY PROTECTION	800	LF	\$ 3.00	\$ 2,400.00
					\$ 59,900.00
SANITARY SEWER IMPROVEMENTS					
6	TIE-IN TO EXISTING SANITARY MANHOLE	1	EA	\$ 4,000.00	\$ 4,000.00
7	12" PVC SDR -26 SANITARY SEWER PIPE	613	LF	\$ 40.00	\$ 24,520.00
8	24" STEEL CASING	80	LF	\$ 75.00	\$ 6,000.00
9	SANITARY SEWER MANHOLE (4 DIA) (4-6 DEPTH)	4	EA	\$ 7,000.00	\$ 28,000.00
10	SINGLE SANITARY SEWER SERVICE CONNECTION W/ CLEANOUT	4	EA	\$ 1,200.00	\$ 4,800.00
11	TRENCH SAFETY PROTECTION	613	LF	\$ 3.00	\$ 1,839.00
					\$ 69,159.00
STORM DRAINAGE IMPROVEMENTS					
12	24" RCP	60	LF	\$ 100.00	\$ 6,000.00
13	STORM SEWER DITCH DISCHARGE STRUCTURE (HCDD#1) W/ CONCRETE RIPRAP (7 CY)	1	EA	\$ 5,500.00	\$ 5,500.00
14	TYPE 'A' INLET (PRE-CAST)	1	EA	\$ 5,500.00	\$ 5,500.00
15	DETENTION POND	1	LS	\$ 15,000.00	\$ 15,000.00
16	SLOPE END TREATMENT	2	EA	\$ 2,500.00	\$ 5,000.00
17	TRENCH SAFETY PROTECTION	60	LF	\$ 3.00	\$ 180.00
					\$ 37,180.00
PUBLIC STREET IMPROVEMENTS					
18	24" CURB AND GUTTER	1400	LF	\$ 13.50	\$ 18,900.00
19	6" LIME TREATED SUBGRADE	5912	SY	\$ 9.50	\$ 56,164.00
20	8" CALICHE BASE (DC) (TY E GR 4)	5912	SY	\$ 10.00	\$ 59,120.00
21	8" REINFORCED CONCRETE PAVEMENT (4000 PSI)	4700	SY	\$ 65.00	\$ 305,500.00
					\$ 439,684.00
CIVIL CONSTRUCTION TOTAL					\$ 605,923.00

Total Estimated Construction Cost:

Construction	\$	605,923.00
10% Contingency:	\$	60,592.30
Project Construction Total	\$	666,515.30

Professional Surveying Services	\$	8,000.00
Development Services	\$	8,500.00
Professional Civil Engineering Services	\$	32,295.00
Professional Services Total	\$	48,795.00

City of Edinburg Subdivision Plat Fee	\$	450.00	
Administration and Inspection Fee (2%)	\$	13,330.31	(based on preliminary estimate)
Construction Material Testing Fee (2%)	\$	13,330.31	(based on preliminary estimate)
Park Land Fees (\$300/ Lot)	\$	1,500.00	
Water Rights Fees Per Acre		TBD	
City of Edinburg Water Tap Fees (2" Meter)	\$	13,475.00	
HCDD#1 Drainage Reivew Fee	\$	475.00	
Santa Cruz Irrigation District Review Fee (\$926.98 Per Acre)	\$	23,174.50	(to be determined if applicable)
AEP Service Fee		TBD	
Total Fees:	\$	65,735.11	

ESTIMATED PROJECT TOTAL: \$ 781,045.41 GRAND TOTAL DEVELOPMENT

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