Site Design and Development Report
Bamboo Estates Apartments
Progreso, Texas

Texas Department of Housing & Community Affairs
Building Homes. Strengthening Communities.

Progreso, Texas
Civil Engineering Feasibility Study
Bamboo Estates Development
February 2019
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A. Executive Summary

This feasibility study is for the proposed Bamboo Estates Village Apartments, a multi-family rental facility for households qualifying under the 9% Tax Credit Program. The proposed site will have 78 housing units in a single family configuration within 17.59 acres. The site for this facility will be located approximately 500 ft North of US281 and FM 1015. The land use in the project area is residential and commercial use.

Due diligence includes predevelopment meeting with the two major entities regulating development within the City Limits of Progreso. City of Progreso has jurisdiction over building, traffic and site development activities. City staff present at the meeting were City Engineering, and Planning & Zoning. Detailed requirements were obtained by review of the City of Progreso Code of Ordinances available on WWW.MUNICODE.COM/LIBRARY/TX/Progreso. Activities related to water and waste water requires coordination with Military Water Supply. A predevelopment meeting was coordinated to review utility availability and fee requirements with the customer development staff assigned to the site specific region. Additionally, considerable field time and topographic investigation was dedicated to the site to confirm offsite feasibility. USGS soils databases were consulted to evaluate the physical engineering properties of the soils. Gas and Power were also coordinated with the utility assigned personnel.

The Development site topographically has been leveled and has onsite access to water, sewer, electric, telephone, cable and electric services. Therefore, although City requirements require a 25 yr. detention design, and has a direct access to drainage facilities on the north and east sides of the property.
B. Site Summary Items

I. Property Identification Number(s)

Hidalgo County PID: 219965

II. Mileage rates for all taxing jurisdictions

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAD</td>
<td>APPRAISAL DISTRICT</td>
<td>0</td>
</tr>
<tr>
<td>CPO</td>
<td>CITY OF PROgreso</td>
<td>0.8129</td>
</tr>
<tr>
<td>DR1</td>
<td>DRAINAGE DISTRICT #1</td>
<td>0.0951</td>
</tr>
<tr>
<td>FD1</td>
<td>EMS DIST #01</td>
<td>0.0194</td>
</tr>
<tr>
<td>GHD</td>
<td>HIDALGO COUNTY</td>
<td>0.58</td>
</tr>
<tr>
<td>JCC</td>
<td>SOUTH TEXAS COLLEGE</td>
<td>0.178</td>
</tr>
<tr>
<td>R02</td>
<td>ROAD DIST 02</td>
<td>0</td>
</tr>
<tr>
<td>SPR</td>
<td>PROGRESO ISD</td>
<td>1.39</td>
</tr>
<tr>
<td>SST</td>
<td>SOUTH TEXAS SCHOOL</td>
<td>0.0492</td>
</tr>
</tbody>
</table>

III. Zoning requirements

The site will have to be Rezoned from R-1 single family to R-2 apartments.

IV. Subdivision requirements

The development will have to be subdivided as per City of Progreso Requirements.

V. Development ordinances

Development ordinances are found online at www.municode.com/library/Progreso for the development team to reference. Ordinances that will apply to the development under the City of Progreso Jurisdiction will be as follows.

- Chapter 26: BUILDINGS AND BUILDING REGULATIONS
- Chapter 50 - FIRE PROTECTION AND PREVENTION
- Chapter 82 – SOLID WASTE
- SUBPART B – DEVELOPMENT CODE

Water and Sewer Utilities will be provided by The City of Progreso and will require review of the project design. Water and wastewater infrastructure must conform to Texas Commission on Environmental Quality regulations under the Texas Administrative Code Chapters 290 and 217 for water and waste water respectively. Upon review, Progreso P.U.B. will assess the
project to conformance to chapters 290 and 217 as they are the licensed utility registered under the state and responsible for conforming to such chapters.

**VI. Fire department requirements**
An overview of Chapter 50 yielded design considerations that will be emphasized.

- **Fire Department Connections shall be located facing hydrant**
  - i. Currently, water connections take place behind the building. The Mechanical and Plumbing Engineer will have to design accordingly and coordinate with the Architect on the placement of F.D.Cs.

- **Fire Lines shall be internally looped**
  - i. This requirement has already been incorporated on the Civil Site Plan as part of this study.

**VII. Site ingress and egress requirements**
The site currently already as an existing Access Easement FM1015, a drive way permit will have to be filed with TXDOT.

**VIII. Building codes and local design requirements**
The City of Progreso has adopted the 2006 International Building Code. While this may be acceptable to the City, HUD has published [Docket No. FR-4943-N-02], as a review of the 2003 International Building Code. Notably, the publication addresses the accessibility requirements required by HUD but are not addressed by the International Building Code.
IX. Mitigation Measures

None

X. Atypical items that will materially impact costs

None

C. Overview of Process, Timing, and Costs

I. Overview of Entitlement and Site Development Permitting Process and Associated timing

Generally, the site development process is linear in fashion with Zoning, Subdivision Platting, and Building Permit taking place one after the other. Since a re-zoning action will not apply to this development, the alternative (Specific Use Permit) will allow for the Specific Use Permit and Building Permit to occur concurrently.

II. Building permitting process and timing

<table>
<thead>
<tr>
<th>Time Table</th>
<th>Month 1</th>
<th>Month 2</th>
<th>Month 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specific Use Permit</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Buildng Permit</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

The Subdivision approval process should conclude within one month provided staff receives the deliverables prior to the application deadline. Once submitted, the City will go through two hearings, Planning and Zoning Board, and then City Commission approval.
III. Cost itemization of all anticipated fees (anticipated impact, site development permit, building permit, and other required fees)

<table>
<thead>
<tr>
<th>Entity</th>
<th>Description</th>
<th>Tax Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAD</td>
<td>APPRAISAL DISTRICT</td>
<td>0</td>
</tr>
<tr>
<td>CML</td>
<td>CITY OF Mcallen</td>
<td>0.479234</td>
</tr>
<tr>
<td>DR1</td>
<td>DRAINAGE DISTRICT #1</td>
<td>0.0951</td>
</tr>
<tr>
<td>GHD</td>
<td>HIDALGO COUNTY</td>
<td>0.58</td>
</tr>
<tr>
<td>JCC</td>
<td>SOUTH TEXAS COLLEGE</td>
<td>0.178</td>
</tr>
<tr>
<td>R12</td>
<td>ROAD DIST 12</td>
<td>0</td>
</tr>
<tr>
<td>SML</td>
<td>MCALLEN ISD</td>
<td>1.155</td>
</tr>
<tr>
<td>SST</td>
<td>SOUTH TEXAS SCHOOL</td>
<td>0.0492</td>
</tr>
</tbody>
</table>

Appendix:
SURVEY PLAT

SINCE 16.72 ACRES OF LAND, MORE OR LESS, OUT OF LOT ONE HUNDRED FORTY SIX (146), LLANO GRANJE SUBDIVISION, AS PER THE MAP OF THAT RECORDED IN VOLUME 3, PAGE 27, BOOK RECORD OF Hidalgo County, Texas.
Statement:
"all persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law."

NOTE:
1. Site within Flood Zone B.
## Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A:** The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C:** In determining actual construction cost, two different methods may be used:

**Column D:** To arrive at total construction costs in Column D:

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the offsite work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water &amp; Fire Hydrants</td>
<td>$58,065.00</td>
<td></td>
<td>$58,065.00</td>
<td></td>
<td></td>
<td>$58,065.00</td>
</tr>
<tr>
<td>Sewer Laterals</td>
<td>$95,400.00</td>
<td></td>
<td>$95,400.00</td>
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<td></td>
<td>$95,400.00</td>
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<tr>
<td>Off-Site Paving</td>
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<td>$81,270.00</td>
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<td>$81,270.00</td>
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<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>234,735</td>
</tr>
</tbody>
</table>

Signature of Registered Engineer responsible for Budget Justification

Juan M. Gamez, P.E.

Printed Name: 3/1/2019

Date: If a revised form is submitted, date of submission: 3/1/2019
This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A**: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C**: In determining actual construction cost, two different methods may be used:

- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D**: To arrive at total construction costs in Column D:

- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E**: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F**: Engineering/architectural costs must be broken out by the Site Work activity.

**Column G**: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough Grading</td>
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<td>$322,992.00</td>
<td></td>
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<td>$322,992.00</td>
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<td>Fine grading</td>
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<td>$115,055.00</td>
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<td>$115,055.00</td>
</tr>
<tr>
<td>On-Site Concrete</td>
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<td>$521,665.00</td>
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<tr>
<td>On-Site Paving</td>
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<td></td>
<td>0</td>
</tr>
<tr>
<td>On-Site Utilities</td>
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<td></td>
<td></td>
<td></td>
<td><strong>1,194,725</strong></td>
</tr>
</tbody>
</table>

Signature of Registered Engineer: Juan M. Gamez, P.E.

Printed Name: Juan M. Gamez

Seal: [Image of seal]

Date: 3/1/2019

If a revised form is submitted, date of submission: 3/1/2019