



October 13, 2023

Mr. Randy Perez, CPM, MPA, City Manager  
1201 E. 8<sup>th</sup> Street  
Mission, TX 78572

Dear Mr. Perez,

I am writing to request establishing a letter of credit or pay escrow for the Anzalduas Industrial Park Ph I Subdivision improvements. This will enable the recording process of the subdivision without having all the infrastructure completed. We are also seeking the City's participation in sharing One-Third(1/3) of the cost of the Improvements.

Enclosed, you will find a comprehensive construction cost estimate outlining the improvements for this project. See below a summary of the estimate:

Total Construction Estimate for this project:	<b>\$852,689.59</b>
One-Third(1/3) participation City of Mission:	<b>\$284,229.86</b>

Thank you for your attention to this matter. I am eager to work together to enhance our City's infrastructure and make Mission an even better place to live.

Respectfully submitted,

---

Bruno Maximiliano Castillo, President  
Union Design Developers

# SOUTH TEXAS INFRASTRUCTURE GROUP

FIRM REG. No. F-15000

CIVIL ENGINEERING

PHONE; (956) 424-3335 FAX: (956) 583-7116

DATE PREPARED: OCTOBER 12, 2023	SHEET 1 OF 3
PROJECT: ANZALDUAS INDUSTRIAL PARK PH I	PROJECT STATUS <input type="checkbox"/> NO DESIGN COMPLETE <input type="checkbox"/> PRELIMINARY DESIGN <input checked="" type="checkbox"/> FINAL DESIGN
LOCATION: MISSION, TEXAS	
CLIENT: UNION DESIGN DEVELOPERS	
DESCRIPTION: PRICING SCHEDULE	
BY: VICTOR TREVINO, P.E.	

ITEM	DESCRIPTION	TOTAL
1	WATER DISTRIBUTION SYSTEM	\$212,029.70
2	SANITARY SEWER COLLECTION SYSTEM	\$69,875.44
3	STREET IMPROVEMENTS	\$393,567.07
4	DRAINAGE IMPROVEMENTS	\$156,205.08
5	STORM WATER POLLUTION PREVENTION PLAN	\$21,012.30

TOTAL: **\$852,689.59**

Notes: This is an Engineer's Opinion of probable cost of construction and fees.  
These costs are subject to change when further design is completed.  
Rollback Taxes and Easement Acquisition Fees are not part of this estimate.

# SOUTH TEXAS INFRASTRUCTURE GROUP

FIRM REG. No. F-15000

CIVIL ENGINEERING

PHONE; (956) 424-3335 FAX: (956) 583-7116

DATE PREPARED: OCTOBER 12, 2023	SHEET 2 OF 3
PROJECT: ANZALDUAS INDUSTRIAL PARK PH I	PROJECT STATUS  <input type="checkbox"/> NO DESIGN COMPLETE <input type="checkbox"/> PRELIMINARY DESIGN <input checked="" type="checkbox"/> FINAL DESIGN
LOCATION: MISSION, TEXAS	
CLIENT: UNION DESIGN DEVELOPERS	
DESCRIPTION: PRICING SCHEDULE	
BY: VICTOR TREVINO, P.E.	

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>1</b>	<b>WATER DISTRIBUTION SYSTEM</b>				
	8 IN PVC C-900 (DR 25)	LF	3009	\$43.80	\$131,794.20
	CONNECT TO EXIST. WATERLINE	EA	2	\$5,775.00	\$11,550.00
	16" GATE VALVE WITH BOX ASSEMBLY	EA	1	\$4,675.00	\$4,675.00
	8" GATE VALVE WITH BOX ASSEMBLY	EA	3	\$2,964.50	\$8,893.50
	90 ELBOW	EA	2	\$1,000.00	\$2,000.00
	16 IN X 8 IN MJ TEE	EA	2	\$4,000.00	\$8,000.00
	FIRE HYDRANT ASSEMBLY	EA	3	\$7,500.00	\$22,500.00
	2 IN SERVICE CONN. SHORT SINGLE	EA	3	\$1,500.00	\$4,500.00
	16" STEEL CASING	LF	122	\$148.50	\$18,117.00
				<b>SUBTOTAL:</b>	<b>\$212,029.70</b>
<b>2</b>	<b>SANITARY SEWER COLLECTION SYSTEM</b>				
	8 IN PVC (SDR-35)	LF	887	\$45.60	\$40,465.44
	4 IN SEWER SERVICE LONG SINGLE	EA	3	\$1,170.00	\$3,510.00
	48" SAN-SEWER MH	EA	3	\$7,800.00	\$23,400.00
	CONN. TO EXISTING SANITARY SEWER	EA	1	\$2,500.00	\$2,500.00
				<b>SUBTOTAL:</b>	<b>\$69,875.44</b>
<b>3</b>	<b>STREET IMPROVEMENTS</b>				
	3 IN HMAC (TY D)	SY	4,979	\$31.10	\$154,845.52
	12 IN FLEX BASE (CALICHE)	SY	5,531	\$17.84	\$98,651.54
	6 IN LIME SUBGRADE PREP	SY	5,531	\$3.84	\$21,212.07
	EXCAVATION AND GRADING	SY	5,531	\$3.30	\$18,252.89
	LIME STABILIZATION LABOR (DEPENDING ON RESULTS)	SY	5,531	\$3.00	\$16,593.53
	LIME MATERIAL (3%) (DEPENDING ON LAB RESULTS)	TON	69	\$354.00	\$24,495.04
	CURB & GUTTER 18 IN	LF	2,346	\$16.19	\$37,975.88
	HANDICAP RAMPS	EA	2	\$1,125.00	\$2,250.00
	REMOVE STAB BASE & ASPHALT PAVEMENT 0-6"	SY	1718	\$2.70	\$4,638.60
	VALLEY GUTTER 6 FT	LF	132	\$111.00	\$14,652.00
				<b>SUBTOTAL:</b>	<b>\$393,567.07</b>

## SOUTH TEXAS INFRASTRUCTURE GROUP

FIRM REG. No. F-15000  
CIVIL ENGINEERING

PHONE; (956) 424-3335 FAX: (956) 583-7116

DATE PREPARED: OCTOBER 12, 2023	SHEET 3 OF 3
PROJECT: ANZALDUAS INDUSTRIAL PARK PH I	PROJECT STATUS  <input type="checkbox"/> NO DESIGN COMPLETE <input type="checkbox"/> PRELIMINARY DESIGN <input checked="" type="checkbox"/> FINAL DESIGN
LOCATION: MISSION, TEXAS	
CLIENT: UNION DESIGN DEVELOPERS	
DESCRIPTION: PRICING SCHEDULE	
BY: VICTOR TREVINO, P.E.	

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
<b>4</b>	<b>DRAINAGE IMPROVEMENTS</b>				
	24 IN. RCP CL III (RUBBER GASKET)	LF	64.0	\$82.50	\$5,280.00
	30 IN. RCP CL III (RUBBER GASKET)	LF	386.0	\$117.50	\$45,355.00
	36 IN. RCP CL III (RUBBER GASKET)	LF	297.0	\$182.50	\$54,202.50
	CURB INLET TY A	EA	4	\$6,675.00	\$26,700.00
	DISCHARGE STRUCTURE	EA	1	\$9,750.00	\$9,750.00
	EXCAVATION FOR REMAINING VOLUME FROM BRYAN RD	CY	579	\$8.93	\$5,167.58
	48 IN STORM MH	EA	1	\$9,750.00	\$9,750.00
				<b>SUBTOTAL:</b>	<b>\$156,205.08</b>
<b>5</b>	<b>STORM WATER POLLUTION PREVENTION PLAN</b>				
	CONSTRUCTION ENTRANCE INSTALL (50' X 20')	EA	2	\$2,160.00	\$4,320.00
	FILTER FABRIC FENCE INSTALL	LF	4,157	\$3.90	\$16,212.30
	CONTROL LOG INSTALL WITH SAND BAGS	EA	4	\$120.00	\$480.00
				<b>SUBTOTAL:</b>	<b>\$21,012.30</b>