



CAREER AND TECHNICAL EDUCATION
BROWNSVILLE ISD



ERO
ARCHITECTS

In preparation for
Selecting the Future
Site of the CTE Center

EXPENDITURES THUS FAR...

FEES

ERO Architects and Consultants	\$76,000.00
Sportsplex Site Survey	\$23,190.00
Gallegos Site Survey	\$24,285.00
Morrison Road Site Survey	\$19,865.00
Portable City Site Survey	\$35,870.00
Total	\$179,210.00

ERO ARCHITECTS & CONSULTANTS

- Architects, Mechanical, Electrical & Plumbing Engineers, Civil Engineer, Structural Engineer, Fire Suppression, IT & Security Engineer, and Landscape Architect
- Multiple site visits
- Review site surveys
- Teacher interviews, program study and needs review
- Basic Schematic design
- Multiple meetings with CTE Director and Staff
- Rough order of magnitude study for all sites

SITE SURVEYS

A property survey provides a detailed picture of a piece of land and everything that legally and physically affects it. It is used for design, permitting, construction, sale, and dispute resolution.

- **Property Boundaries:**
 - Exact property lines
 - Corner locations (often marked with iron pins or monuments)
 - Bearing and distances (directions and lengths of each boundary line)
 - Total lot size (square footage or acreage)
- **Setbacks & Building Lines**
 - Required minimum distances from:
 - Front property lines
 - Side property lines
 - Rear property line
 - These are based on local zoning regulations
- **Easements & Encroachments**
 - Utility easements
 - Drainage easements
 - Access easements
 - Neighbor encroachments
- **Topography**
 - Elevation points
 - Contour lines
 - Slopes and drainage patterns
 - High and low spots
 - This is critical for grading, drainage, and foundation design
- **Utilities**
 - Water lines
 - Sewer lines
 - Gas lines
 - Electric lines
 - Manholes, hydrants, meters
- **Legal Description**
 - Metes and bounds description
 - Lot and block reference
 - Subdivision name plat reference
 - This ties the survey to recorded documents.

CTE CENTER SITES

As Chosen By Career and Technical Education

FIRST CHOICE: SPORTPLEX



BENEFITS

- The program of the building can fit on the site.
- 10.00 Acres
- 604.52' x 944.84'
- Entirely new building
- Centrally located
- High visibility to community
- Water service for the site may be provided by the 12" waterline line surrounding the property.
- Sanitary sewer service for the site may be provided by the 10" sanitary sewer line surrounding the property.
- FEMA flood zone X does not have any special requirements.

TRADE-OFFS

- Limited bus circulation within the neighborhood
- Landlocked

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	Scope of Work: - Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain.	\$ 286,650
2. Electrical Service	Electrical Site Improvements.	\$ 200,000
Total:		\$ 486,650

SECOND CHOICE: MORRISON RD



BENEFITS

- The program of the building can fit on the site.
- 19.24 Acres
- 1670.39' x 591.29'
- Entirely new building
- Centrally located
- Readily accessible
- High visibility to community
- FEMA flood zone X does not have any special requirements. However, as per City of Brownsville, a critical facility inside of a FEMA flood zone X .2% finish floor elevation is required to be 3' above the base flood elevation. The proposed building may be considered a critical facility.

TRADE-OFFS

- Significant infrastructure costs
- Limited footprint for future expansion
- The site may be served by either the existing BPUB 24-inch waterline northeast of the property or an existing 8-inch waterline located southeast of the site near the Marriott Hotel. Both alternatives would require an extension of approximately 1,850 feet beyond the property limits.
- The proposed sanitary sewer line could tie into an existing receiving manhole at a lift station located approximately 1,800 feet northeast of the project site, at the intersection of Morrison Road and Stage Coach Trail.
- PAC will not fit on this site, if CTE is built on it.
- Significant flooding

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	No existing site utilities.	
	Water Improvements.	\$ 615,550
	Wastewater Improvements.	\$ 975,000
	This site is in the 500 year flood plain and will require earthwork fill material to raise the building pad 3'-0" above the base flood elevation for flood mitigation.	\$ 357,500
2. Electrical Service	Electrical Site Improvements.	\$ 50,000
Total:		\$ 1,998,050

THIRD CHOICE: PORTABLE CITY



BENEFITS

- The program of the building can fit on the site.
- 23.52 Acres
- 1320.45' x 787.18'
- Entirely new building
- Room for expansion
- Existing bus loop
- In-house walkway demolition and portable removal from site
- Plans to widen Morrison Rd.
- Sanitary sewer service for the site may be provided by the existing 15" sanitary sewer line located at Morrison Rd.
- FEMA flood zone X does not have any special requirements. However, as per City of Brownsville, a critical facility inside of a FEMA flood zone X .2% finish floor elevation is required to be 3' above the base flood elevation. The proposed building may considered be a critical facility.

TRADE-OFFS

- Removal of portables
- Low visibility to community
- Limited transit options
- The site may connect to the existing BPUB 16-inch waterline; however, an extension of approximately 1,300 feet beyond the property would be required. El Jardín Water Supply Company also has an existing 8-inch waterline along Morrison Road. Available pressure will need to be verified to ensure compliance with fire flow requirements.

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	Scope of Work: - Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain.	\$ 770,250
2. Electrical Service	Electrical Site Improvements.	\$ 200,000
Total:		\$ 970,250

FOURTH CHOICE: GALLEGOS



BENEFITS

- 25.76 Acres
- 1280.30' x 878.41'
- Existing bus loop
- Plans to widen Dana Ave
- Water service for the site may be provided by an existing 12-inch waterline available along Meadow Ridge Drive.
- Sanitary sewer service for the site may be provided by an existing manhole located along Meadow Ridge Drive.
- FEMA flood zone X does not have any special requirements

TRADE-OFFS

- The program of the building will have issues fitting on the site due to 30'-0" easement.
- Easement does not allow for expansion to front of property.

SCOPE OF WORK	DESCRIPTION	R.O.M.
1. Underground Infrastructure	Scope of Work: - Extending the water line to service the property. - Fire line loop. - Sanitary Sewer is readily available in the right away to tie into. - This site is not in the 500 year flood plain.	\$ 302,250
2. Electrical Service	Electrical Site Improvements.	\$ 200,000
Total:		\$ 502,250

THANK YOU



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