



**A SPECIAL MEETING
OF THE WESLACO CITY COMMISSION
THURSDAY, APRIL 18, 2024**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Special Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Thursday, April 18, 2024 at 5:30 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session 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.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

- A. Certification of Public Notice.
- B. Pledge of Allegiance.
- C. Roll call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. NEW BUSINESS

- A. Discussion and interview firms and possible action on the selection and authorize staff to negotiate a contract with a selected architect for RFQ No.: 2023-24-08 Architectural / Engineering Design Services for Boys & Girls Club of Weslaco Facilities Expansion and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.
- B. Discussion and interview firms and possible action on the selection and authorize Staff to negotiate a contract for RFQ No.: 2023-24-01 Professional/Consulting Services for the Evaluation/Analysis of Infrastructure related to Water and Wastewater Facilities

and Utility Management and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.) Attachment.

- C. Discussion and interview firms and possible action on the selection and authorize Staff to negotiate a contract for RFQ 2023-24-18 for Engineering/Planning Services to Conduct Feasibility Studies for Street and Utility Impact Fees and to update the City's Subdivision, Zoning and Building Ordinances process and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

IV. ADJOURNMENT

I hereby certify this **Notice of a Special Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of April 2024 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Office at (956) 968-3181, Ext. 1001 prior to the meeting date.

Removed from Bulletin Board	Date:	Initials:
------------------------------------	-------	-----------

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

"DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA".

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

"DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA".

City of Weslaco

"The City on the Grow"



Adrian Gonzalez, Mayor
Adrian Farias, Mayor Pro-Tem, District 4
Greg Kerr, Commissioner, At-Large
Israel Gonzalez, Jr., Commissioner, At-Large
Josh Pedraza, Commissioner, District 1
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3

Martin Garza, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD,
INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and
indivisible."

*The pledge was amended by House Bill 1034 during the 80th Legislature with the addition
of "one state under God." The revised wording became effective on June 15, 2007.

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice,
insure domestic tranquility, provide for the common defense, promote the general welfare,
and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this
Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage, and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

- * Positive Attitude of Courtesy & Concern
- * Doing it Right the First Time
- * Sensitive to the citizens' needs
- * Friendly Respect for All
- * Service without Hassle



Standardized Agenda Request Form

Date of Meeting: March 19, 2024		Agenda Item No. (to be assigned by CSO): 2024-343	
From:			
Subject: Discussion and consideration to authorize staff to negotiate a contract with the highest ranked architect for RFQ No.: 2023-24-08 Architectural / Engineering Design Services for Boys & Girls Club of Weslaco Facilities Expansion and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)			
Background: Nine firms submitted statements of qualifications for the Boys & Girls Club of Weslaco Facilities Expansion. The evaluation committee, which included Commissioner Pedraza, Assistant City Manager - Andrew Munoz, City Engineer - Albert Aldana, Boys & Girls Club of Weslaco CEO - Mary Gallardo Lopez, Purchasing Agent - Homer Rhodes and Parks & Recreation Director - Omar Rodriguez reviewed and scored the SOQ's. The firms are ranked as follows: 1. Rike Ogden Figueroa Alex Architects - McAllen 2. GoERO International - McAllen 3. Diverse Studio - Mansfield 4. Sam Garcia Architect - McAllen 5. Alvarado Architects & Associates - Donna 6. Gignac & Associates - Corpus Christi 7. Lainez Architecture- Harlingen 8. Level 5 Architecture - Mansfield 9. SigmaHG Engineering - McAllen			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ADELAIDA VEGA OMAR RODRIGUEZ Martin Garza		Created	
City Manager Comments: Approve as recommended by staff.			
Staff Recommendation: Staff recommends authorization to negotiate a contract with the highest ranked submittal.			

Attachments, if any:
Boys and Girls RFQ 2023 24 08
Responsibilities upon Approval:

City of Weslaco
Request for Qualifications
RFQ No. 2023-24-08
Architectural & Engineering Services
Due: January 31, 2024 at 11:00 AM



1007 Walnut Avenue
McAllen, Texas 78501
956.686-7771 v
956.687-3433 f

Table of Contents

TAB		Page
1.	Transmittal	2
2.	Team Organization	3-13
3.	Project Experience	14-21
4.	Narrative	22-25
5.	Quality of Service	
6.	Exhibits	17



1. Transmittal Letter

1. Transmittal Letter

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco - Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596

Rike Ogden Figueroa Alex Architects, Inc. has **75 years** of history in the Rio Grande Valley. Our staff has completed more than **2000** facilities. Encompassing new construction, renovations and additions, these projects each required cost-effective design, quality control, and timely response to the clients' needs. By addressing the client's concern first and foremost, we have consistently provided facilities that are successful by the user's standards.

Some of ROFA Architects most recent school clients include San Benito CISD, Harlingen CISD, Brownsville ISD, Edinburg CISD, and Donna ISD.

ROFA Architects had the honor to design Harlingen CISD - School of Health Professions. This flagship school was awarded 3 Stars of Distinction in the 2015 Design Awards for the Texas Association of School Administrators and School Boards (TASA/TASB). The Harlingen CISD School of Health Professions garnered Stars of Distinction in three areas:

Community: The design reflects, defines, and creates a sense of place in context of its location and function.

Value: The design describes specifically how this building provides enhanced value.

School Transformation: The design supports learners in acquiring and mastering 21st Century learning skills.

The following principals are named to make authorized and final contract negotiations:

Luis A. Figueroa, AIA	Principal
Tele: 956-686-7771	Email: luis@rofainc.com

Humberto Rodriguez, AIA	Principal
Tele: 956-686-7771	Email: humbertor@rofainc.com

We understand that your facilities can be highly specialized and designing them requires expertise. We understand that Architectural Services of this type need to be responsive. Our McAllen office is staffed with accomplished employees that will quickly and efficiently answer your needs.

Rike Ogden Figueroa Alex Architects, Inc. is most interested in working with the City of Weslaco and look forward to your favorable response.

Sincerely yours,
Rike Ogden Figueroa Alex Architects, Inc.



Luis A. Figueroa, AIA
Principal



2. Team Organization

2. Team Organization

List of Team Members:

The proposed assignments for our team members including estimated percent of time these individuals will be involved in the services are as follows:

Luis Figueroa, AIA

Principal-in-charge

- 100% Participation
- Develops project design and project management transition to construction documentation.
- Experience includes 42 years

Michael Alex, AIA

Design Coordinator

- 50% Participation
- Lead Design, construction documents, construction administration, bidding, project meetings.
- Experience includes 31 years

Humberto Rodriguez, AIA

Construction Documents Coordinator

- 80 % Participation
- As the Construction Documents Coordinator, Mr. Rodriguez assists Mr. Figueroa in design and design development meetings and manage construction documents phase personnel.
- Experience includes 25 years

Cesar Roque, AIA

Construction Administration Coordinator

- 60% Participation
- Mr. Roque will attend design development meetings, construction document meetings and assist Mr. Figueroa during the construction administration phase through final completion and the warranty period.
- Experience includes 10 years

2. Team Organization

List of Team Members:

ROLE IN PROJECT: CIVIL ENGINEER

MGE Civil Engineering:

Mariano Garcia - Principal in Charge

Phone: (956) 687-9421

Resume attached.

ROLE IN PROJECT: STRUCTURAL ENGINEER

Chanin Engineering:

Miguel Chanin - Principal in Charge

Phone: (956) 687-9421

Resume attached.

ROLE IN PROJECT: MEP ENGINEER

Trinity Engineering:

Leo Munoz, P.E. - Principal in Charge

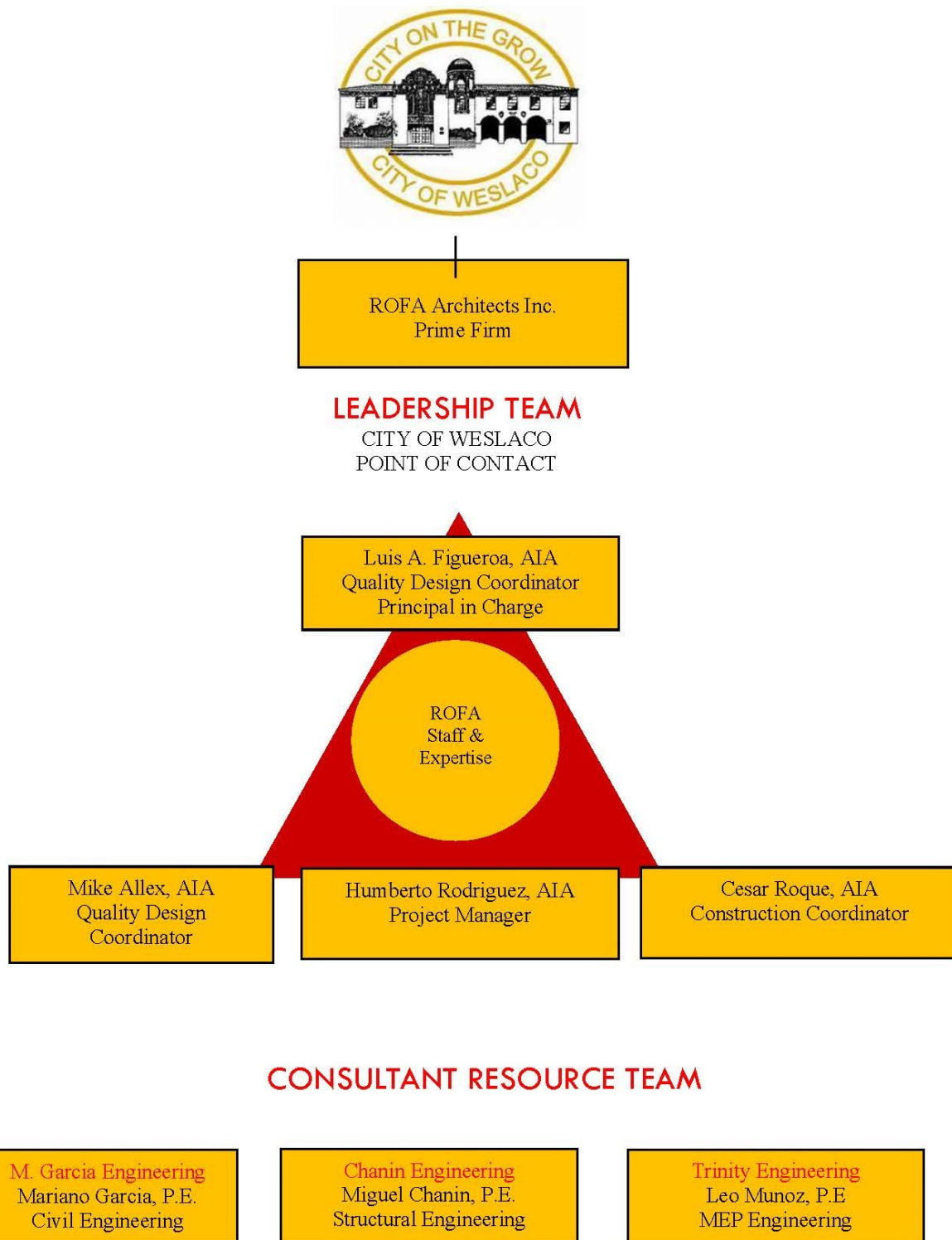
Phone: (956) 973-0500

Resume attached.



2. Team Organization

Organization Chart:



2. Team Organization

Mr. Figueroa specializes in project management of public and private projects. He directs his major efforts toward overall management to assure that each phase of the project development is properly implemented. This entails coordination of the initial programming of clients' needs and the project schedule, as well as continuous client contact to over see that all requirements are met from the construction documents through project completion. Mr. Figueroa will remain personally involved from the date of the interview through contractual negotiations, programming, design, contract award, construction and warranty period.

Mr. Figueroa, is a former student of retired partners Zeb Rike, AIA and Dan Ogden, AIA in the 1974 Pan American University Pre Architecture Program. After graduating in 1977 from Texas A & M University with a Bachelors Degree in Environmental Design and with 8 months experience in architecture he joined Rike Ogden Architects in 1978 and again in 1981 after completing the Texas A & M University Masters Program in Architecture. Elevated to Associate in 1983 and Principal in 1985 Mr. Figueroa has managed projects for most school districts in the Rio Grande Valley including Zapata ISD and Freer ISD.

Mr. Figueroa is the past President of the L.R.G.V. Chapter/American Institute of Architects, past Director, Texas Society of Architects, Leadership McAllen Class III Alumni, past Chairman of the Ambulance Evaluation Advisory Board for the City of McAllen, past President of McAllen Affordable Homes, Inc., past President of Affordable Homes of South Texas, past President of McAllen Palm City Lions Club, is currently serving as LRGVDC / Housing Advisory Committee Member. Mr. Figueroa continues to serve as Facilities Architectural Consultant for Benedictine Monastery of the Good Shepard, RGC TX. And orphanage Niños Milagros de Dios, A.C. Casa Hogar de Niños, Progreso, Mexico.

LUIS FIGUEROA, AIA **PRINCIPAL/OWNER**



EDUCATION

- Master of Architecture '81
Texas A & M University
- Bachelor of Environmental Design '77
- Pre-Architecture Program Minor:
Physical Education
Pan American University

REGISTRATION

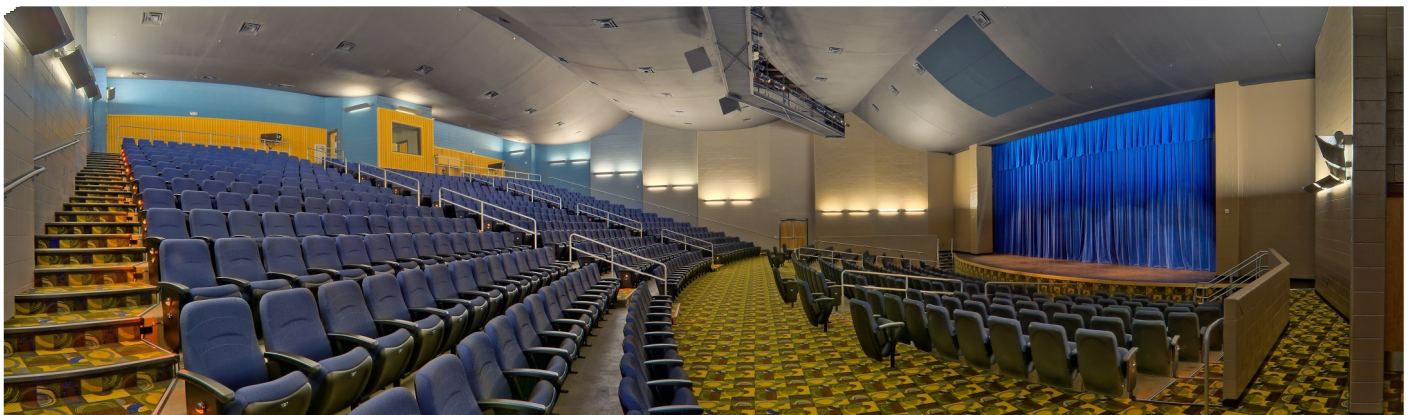
- Architecture: 12856 Texas

YEARS OF EXPERIENCE

- 42 Years with ROFA

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects
- TSA Government Affairs Committee
- Board of LRGV Lead, Vice President
- Board of Directors Quinta Mazatlan, Journeymen
- As member Journeyman for St. Joseph the Worker Church Segovia Chapel Association



2. Team Organization

Mr. Alex's thirty years of architectural experience include, municipal, educational, parks, churches, banks, shopping centers, restaurants, multi-screen movie theaters, industrial facilities, commercial remodeling, and leasing finish-out. Mr. Alex manages the Harlingen branch office. In that capacity, Mr. Alex has served as Principal, Architect and Project Manager of projects for UTRGV, Texas Southmost College, The City of Harlingen, La Feria, South Padre Island, Harlingen CISD, Brownsville ISD, First Community Bank, Tropical Texas Behavioral Health and Texas Regional Bank. He has been instrumental in production of construction documents for projects at the Marine Military Academy, Padre Island Brewing Company and the Ronald McDonald House. Mr. Alex is Past Chairman of the Harlingen Chamber of Commerce and is a 1995 graduate of Leadership Harlingen.

Mike has also been the Past Chairman for the Harlingen Construction Board of Appeals and the Board of Planning and Zoning. He currently is a board member and hold the office of Treasurer on the Harlingen Economic Development Corporation. He is past Chairman for the Jackson Street Jubilee-Harlingen's annual street festival. He is past District Commissioner for the Boy Scouts of America. Mr. Alex is a Past President of the Lower Rio Grande Valley - American Institute of Architects and Past Vice-President of The Texas Society of Architects.

MICHAEL E. ALLEX, AIA **PRINCIPAL/OWNER**



EDUCATION

- Bachelor of Architecture Design Specialization Texas Tech University

REGISTRATION

- Architecture: 15101 Texas

YEARS OF EXPERIENCE

- 30 Years with ROFA

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects
- LRGV/AIA Chapter Past President
- Board of City of Harlingen
- Construction Board of Adjustments and Appeals and Planning and Zoning for City of Harlingen
- Board member of Harlingen Chamber of Commerce
- Past President of the Harlingen Chamber of Commerce



Tropical Texas Behavioral Health Harlingen Facility

2. Team Organization

Mr. Rodriguez joined the firm in 1998. He is responsible for coordination and production of construction contract documents. He directs teams of production personnel including scheduling, specification writing, building code review, Texas Accessibility Standards Compliance and attending project meetings with Owner representatives and participates in Construction Administration Project Meetings. With his 31 years experience in the field of architecture including internship and examination, Mr. Rodriguez attained his architectural registration as a licensed architect in 2007.

Mr. Rodriguez has participated in every project since joining the firm in 1998 and was elevated to principal of the firm in 2013. Notable projects include Southwest High School, PSJA ISD; PSJA Stadium Renovations Phases 1-3, McAllen City Hall adaptive reuse project now known as McAllen Development Center, Original Roma High School conversion to Manuel Guerra Administration Building, Renovations to historic J.P. Lenoir Elementary, Donna ISD.

HUMBERTO RODRIGUEZ, AIA
PRINCIPAL/OWNER



EDUCATION

- Texas Southmost College '83
- Edinburg High School '80

REGISTRATION

- Architecture: 20224 Texas

YEARS OF EXPERIENCE

- 25 Years with ROFA

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects
- LRGV/AIA Chapter Past President
- Board of Directors for Affordable Homes of South Texas, Inc.
- Former member Building Committee Holy Rosary Church Mission, TX



2. Team Organization

Mr. Roque is a 1994 graduate of The Science Academy of South Texas, a magnet school located in Mercedes, Texas. He is a recently registered architect having completed the requirements and authorized to take the architectural exams for licensure. He is also pursuing a business degree from South Texas College.

In addition to his 17 years of architectural and construction experience Mr. Roque served as Planning Director for the City of Roma and oversaw 2005 Historical Preservation project. He helped in the development of Historic Preservation Ordinances and Thoroughfare Plan.

Mr. Roque is presently responsible for assisting the project architect management of submittals, schedules, field reports, and close out documents for project in the construction administration phase. His diverse experience allows Cesar to serve as a valuable project team member from design development through final completion.

Mr. Roque notable projects include McAllen Youth Baseball Complex, PSJA Southwest High School, Monte Alto Early College, Lasara ISD Gymnasium, Edinburg CISD 4 Elementary Schools and most currently working through the construction administration phase of San Benito CISD new performing arts facility and natatorium.

Cesar A. Roque, AIA
PRINCIPAL/OWNER



EDUCATION

- Science Academy of South Texas '94
- South Texas College

REGISTRATION

- Architecture: 29024 Texas

YEARS OF EXPERIENCE

- 15 Years with ROFA

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects



2. Team Organization



Mr. Chanin, P.E. has over 11 years experience as a consulting engineer in a wide array of projects, both public and private. Mr. Chanin has a McAllen based professional engineering firm providing consulting engineering services in construction document, specifications, cost estimating, planning and project management services. Mr. Chanin is registered with the Texas Board of Professional Engineers to provide Professional Engineering Services.

EDUCATION

- The University of Texas at Austin - 1999
Bachelor of Science in Civil Engineering

Mr. Chanin's relevant experience includes the following projects:

Project Structural Engineering Experience

- Mission Police Department Sub-Station
- Mission Fire Department Sub-Station
- Mission Veterans and Bannworth Gymnasium
- Shary Golf Course Improvements
- Starr County Solid Waste Transfer Station

Educational Projects

- Harlingen ISD School of Health Professions
- La Sara ISD Gym
- Monte Alto Middle School Additions
- Idea School in Mission
- Idea School in McAllen
- Santa Rosa Cafeteria and Fine Arts Additions
- Porter High School Field House, Brownsville
- Pace High School Field House, Brownsville
- Brownsville ISD Central Annex Building Renovations
- Dr. A.C. Cuellar Middle School Additions, Weslaco
- La Joya ISD Pavilions Enclosures

Chanin Engineering LLC

Miguel Chanin, P.E. Structural Engineer



EXPERIENCE

- Number of Years Experience: 14 Years



2. Team Organization

TRINITY MEP ENGINEERING

Mr. Leonardo Munoz, PE, RME is the CEO and owner of Trinity MEP Engineering, LLC. Leo has worked for the past eleven years designing mechanical, electrical, plumbing, and fire protection systems. Due to his experience on a wide range of projects, he has the ability to provide advice on how systems will integrate and function as a whole. Mr. Munoz has expertise on all mechanical, electrical, plumbing, and fire protection trades.

Mr. Munoz's responsibilities include coordination of all aspects of the project with Owners, Architects, In-House Design Team, and contractors as well as running the day-to-day operations of the company. A sizeable portion of his time is spent meeting with clients, providing schematic designs for his work team, and reviewing construction plans before they are issued for construction.

Leo feels blessed to see the sustained growth of Trinity Engineering. It is his mission that his clients feel confident and receive nothing less than excellent service in a timely manner. It is with this enthusiasm and passion that he looks forward to every project big or small. He looks forward to working with you and building a strong relationship for many more years to come.

Trinity Engineering Leonardo Munoz, P.E. MEP Engineer



EXPERIENCE

Education

- South Texas College Pharmacy - McAllen, Texas
- UT Systems Incubator Center - Brownsville, Texas
- UTHS Kitchen - San Antonio, Texas
- Monte Alto High School - Monte Alto, Texas
- Hidalgo ISD Learning Resource Centers - Hidalgo, Texas
- La Joya High School Science Labs - La Joya, Texas
- La Grulla High School - Rio Grance City, Texas
- South Texas Community College Nursing Allied Health Building - McAllen, Texas

Public Facilities

- Weslaco/Mid Valley Airport - Weslaco, Texas
- Holy Spirit Catholic Church Retreat Center - McAllen, Texas
- Sacred Heart Catholic Church - Edinburg, Texas
- St. Williams Catholic Church - Sullivan City, Texas

Private/Commercial

- McCrery Aviation Co. - McAllen, Texas
- Ultimate Fitness Center - Weslaco, Texas
- International Bank - Weslaco, Texas
- Starr County Hospital - Rio Grande City, Texas

REGISTRATION

- Registered Professional Engineer - State of Texas, PE No. 97437
- Registered Fire Sprinkler Contractor - State of Texas, RME -1423-G

EDUCATION

- Bachelor of Science in Engineering
- University of Texas at Austin 2001

Mr. Munoz's relevant experience includes the following projects:

2. Team Organization



M Garcia Engineering, LLC is a McAllen based professional engineering firm providing consulting engineering services in construction document, specifications, cost estimating, planning and project management services. **M Garcia Engineering, LLC's** President, Mr. Mariano Garcia, PE, has 24 years experience as a consulting engineer in a wide array of projects, both public and private. His commitment to client service and excellent communication has allowed him to maintain a constant client base throughout the Rio Grande Valley.

M. Garcia Engineering **Mariano Garcia, P.E.** **Civil Engineer**



EXPERIENCE

Education

- Brownsville ISD - Central Annex Building
- Brownsville ISD - Porter High School Field House
- Brownsville ISD - Pace High School Field House
- Region One - Administration and Meeting Rooms
- Monte Alto ISD - Additions and Renovations
- Lasara ISD - New Gymnasium
- La Villa ISD New Parking Lot, Sidewalks and Restroom Addition
- South Texas ISD - Campus Expansion
- Brownsville ISD Porter High School Artificial Turf

Public Facilities

City of Alton - Public Works Building
City of Alton - EDC - Infrastructure Improvements for Alton City Center
City of Mission - Police Department Substation and Fire Department Substation

Private/Commercial

- Alton City Center Commercial Plaza
- Sun Palace Restaurant - Harlingen, Texas
- Centro Plaza - McAllen, Texas
- New Warehouse on Lot 1, Mid Valley Industrial Park 7 Subdivision - Weslaco, Texas (In Progress)

REGISTRATION

- Registered Professional Engineer - State of Texas, PE No. 90956

EDUCATION

- University of Texas- Pan American
Pre-Engineering
Bachelor of Science in Civil Engineering
- Texas A&M University - Kingsville

2. Team Organization

1. FIRM INFORMATION

Name of Firm: Rike Ogden Figueroa Alex Architects Inc.

Address: 1007 Walnut Avenue

City, State, Zip Code: McAllen, Texas 78501

Phone # 956-686-7771 Fax # 956-687-344 Employer I. D. Number: 742653745

Type of organization:

Sole proprietorship (individual) _____

Partnership _____

Professional Corporation (PC) _____

Corporation X

Limited Liability Partnership (LLP) _____

Limited Liability Company (LLC) _____

Other _____



Humberto Rodriguez, AIA; Luis Figueroa, AIA; Mike Alex, AIA
Cesar A. Roque, AIA

ROFA Architects is a firm with 4 Registered Architects and life long residents of the Rio Grande Valley.

2. NAMES OF PRINCIPALS

Credentials: (4) in house architects.

Name of Partners:

Luis A. Figueroa, AIA-Principal
Registration No. 12856

Mike Alex , AIA-Principal
Registration No. 15101

Humberto Rodriguez, AIA-Principal
Registration No. 20224

Cesar A. Roque, AIA- Principal
Registration No. 29024

ROFA Architects Inc. has the following staff available:

- Four (4) Registered Architects
- Three (3) Project Managers
- Three (3) Drafting Technicians



3. Project Experience

3. Project Experience



Treasure Hills Elementary Classroom Additions and Renovations Phase I & II

Harlingen, Texas

Project: Treasure Hills Elementary Classroom Additions and Renovations Phase I and II

Location: Harlingen, Texas

Owner: Harlingen CISD

Contact person/title: Mr. Oscar Tapia, Asst. Superintendent of District Operations

Phone number: 956-427-3300

Project description: Classroom Renovations and Additions along with additions to gymnasium and administration offices.

Project Cost: \$8,195,000.00 Phase I

Project Cost: \$6,798,000.00 Phase II

Project Size: 25,565 Sq. Ft. Phase I

21,466 Sq. Ft second
floor Phase I

Project Size: 5,061 Sq. Ft. gym Phase II

9,048 Sq. Ft.

administration area Phase II

Commence: June 01, 2020

Completion: August 2022

Professional Services: Architectural/
Engineering

Project Manager: Mr. Mike Allex, AIA

Project Architect: Mr. Mike Allex, AIA

Project Designer: Mr. Mike Allex, AIA



3. Project Experience



Edinburg CISD Career and Technical Education Center Edinburg CISD

Project: Edinburg CTE Kolder Building

Location: Edinburg, Texas

Owner: Edinburg ISD

Contact person/title: Mr. Robert S. Gomez, MPA, CPM

Phone number: 956-289-2578

Project description: The new Edinburg CISD Career and Technical Education Center is an adaptive reuse project repurposing a former manufacturing facility. The new campus will utilize existing parking, concrete slabs, structural framing, roof panels and site drainage and every available square foot. The sustainable repurposing by passing wasteful demolition and reconstruction provides 100,000 SQ of new assigned educational departments including administration, educational training, health science, culinary arts, cosmetology, graphic arts, construction, electrical, HVAC, computer maintenances, AV design, AV production, automotive technology, auto collision and repair, welding and district print shop.

Project Construction Cost: \$16,500,000.00

Project Size: 98,169 Sq. Ft.

Date Completion: October 2021

Professional Services: Architectural/Engineering

Project Architect: Mr. Humberto Rodriguez, AIA

Project Designer: Mr. Luis Figueroa, AIA



3. Project Experience



Project: Vanguard Academy Beethoven Secondary Campus

Location: Edinburg, Texas

Owner: Vanguard Academy Charter School

Contact person/title: Ms. Angela Gonzalez, CFO

Phone number: 956-781-1701 ext. 1020

Project description: The new Beethoven Secondary Campus will serve 1300 students providing and educational program including administration, instruction, lecture, dining, performing arts, fine arts, athletics and 500 seat stadium with synthetic track and turf field. With budget sensitive construction materials and space site planning, ROFA Architects has created flexibility for phased construction.

Project Estimated Cost: \$27,454,000.00

Project Size: 124,333 Sq. Ft.

Estimated Completion: August 2022

Professional Services: Architectural/Engineering

Project Architect: Mr. Luis A. Figueroa, AIA

3. Project Experience



Project: South Texas College Mid Valley Student Service Building Expansion

Location: Weslaco, Texas

Owner: South Texas College

Contact person/title: Mr. Robert Cuellar

Phone number: 956-872-3737

Project description: The expansion to the South Texas College Mid-Valley Student Services building in Weslaco, Texas will provide students space for academic, cultural awareness, student activities and dining services. The 16,121 square foot facility will comprise of student enrollment, admission specialist, dining, student activities, student gallery and a full service kitchen. The dining area will be capable of serving in multi-purpose function for large presentation assembly. The newly expanded student center will be the epicenter of student activity.

Project Construction Cost: \$2,500,000.00

Project Size: 16,212 Sq. Ft.

Date Start and Completion: 2016-August 2017

Professional Services: Architectural/Engineering

Project Manager: Mr. Luis Figueroa, AIA

Project Architect: Mr. Luis Figueroa, AIA

3. Project Experience



Project: South Texas College Mid Valley Health Professions and Science Building

Location: Weslaco, Texas

Owner: South Texas College

Contact person/title: Mr. Robert Cuellar

Phone number: 956-872-3737

Project description: The New Health Professions and Science Building will be the flagship building on the South Texas College Mid-Valley Campus in Weslaco, Texas. The Center with 80,213 square feet of instructional and office space will be a 2 story structure in the center of campus. The first floor will consist of the staff offices, general classrooms/computer labs and the nursing program. The building will accommodate on the second floor, laboratories and classrooms for engineering, engineering electronics and chemistry, anatomy & physiology and microbiology/genetics. Support space will include a student open access computer lab and student collaboration specific room.

Project Construction Cost: \$14,500,000.00

Project Size: 880,213 Sq. Ft.

Date Start and Completion: 2016-August 2017

Professional Services: Architectural/Engineering

Project Manager: Mr. Luis Figueroa, AIA

Project Architect: Mr. Luis Figueroa, AIA



3. Project Experience



City of McAllen Youth Baseball Complex McAllen, Texas

City of McAllen

Project: McAllen Youth Baseball Complex

Location: N.29th and Auburn, McAllen, Texas

Owner: City of McAllen

Contact person/title: Mr. Sergio Saldana

Phone number: 956-681-3333

Project description: Field park is situated in a dense residential area that is easily accessible by walking patrons or visitors arriving by foot, bicycles or vehicles. The design concept consisted of a central concessions/restroom with quads of fields for the City of McAllen Youth Baseball

program including a large competitive field and a miracle field for all inclusive child participation. For identification each quad is designed with a designation of South Texas nature theme, Aviary, Chaparral and Maritime field names. The water collection pond serve as the source for site

irrigation.

Project Construction Cost: \$9,117,000.00

Project Size: 12 Fields

Date Start and Completion: March 2017-June



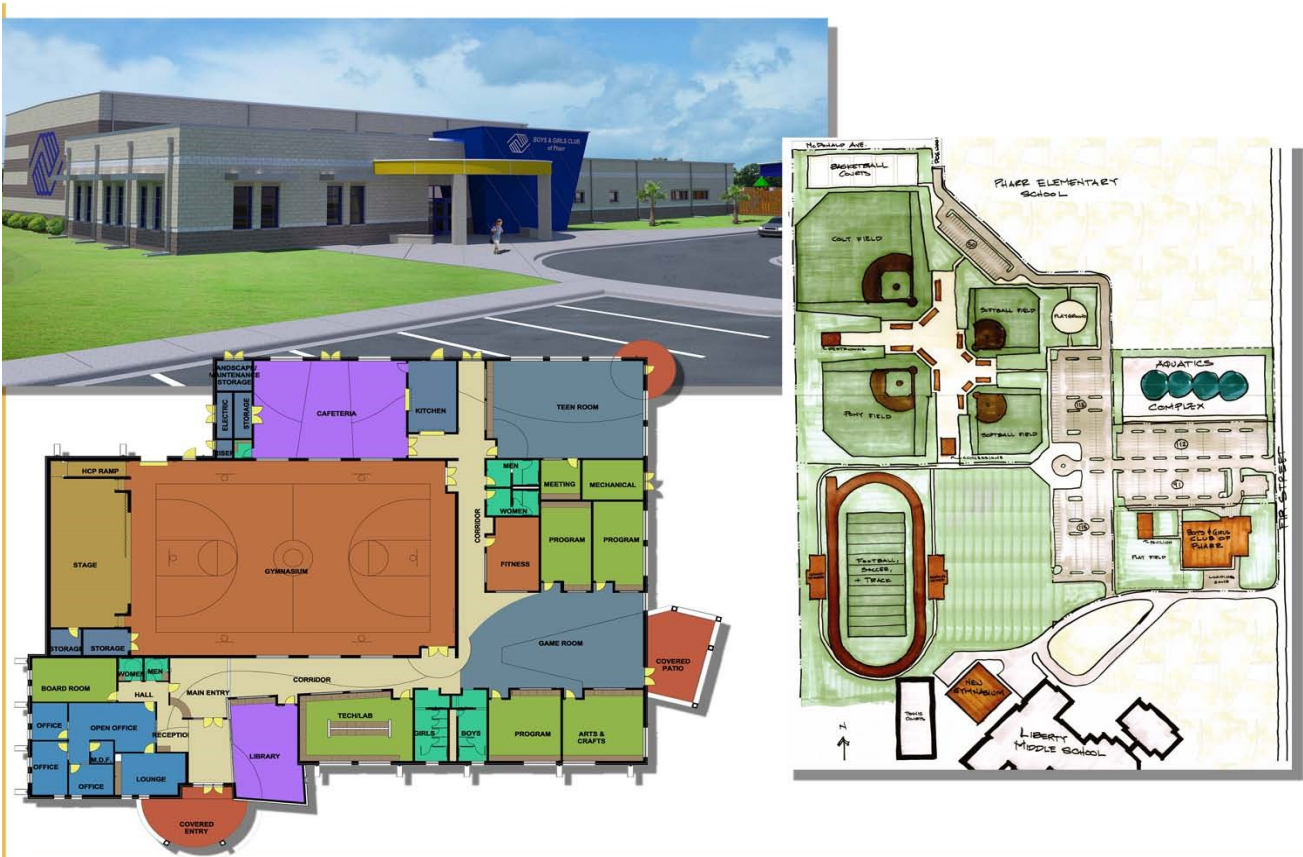
3. Project Experience



Boys and Girls Club of Pharr
Pharr Texas

Completion:.....2012
 Size:.....25,000 Sq. Ft.
 Owner:.....Boys and Girls Club
 Contact:.....Mr. Alfredo
 “Freddy” Mata
 413 E. Clark
 Pharr, TX 78577
(956) 781-5437
 Cost:.....\$2,852,115.00
 Contractor:.....Texas Descon
 Construction
(956)682-1225

As the entrance for the soon to be built Pharr Athletic Complex, the *Boys and Girls Club of Pharr* is a 25,000 square foot multipurpose facility that will serve 400+ children and staff. Designed with various age groups in mind, the Club offers amenities geared to both elementary age children and adolescents. In addition to a gymnasium and age-specific game rooms, the club houses a workout center, multipurpose program rooms, a performing art space, a small reading library, computer lab, and a cafeteria, along with administrative offices. The Boys and Girls Club of Pharr will continue to play an important role in the community; that role will only be enhanced due to proximity to complimentary municipal recreation options. This building is a reflection of the Club’s mission to be a safe and healthy place for kids to have fun.



Boys & Girls Club of Pharr, Tx.

3. Project Experience



Pendleton Park

Walking Trail: 1/2 Mile

Amenities: 48 acres consisting of 18 light tennis courts with pro shop (HEB Tennis Center), park pavilion with barbecue pit, playground equipment, 6 little league baseball fields, scenic pond with freedom fountain, picnic tables, and restrooms.

Completion: 2007

Owner: City of Harlingen

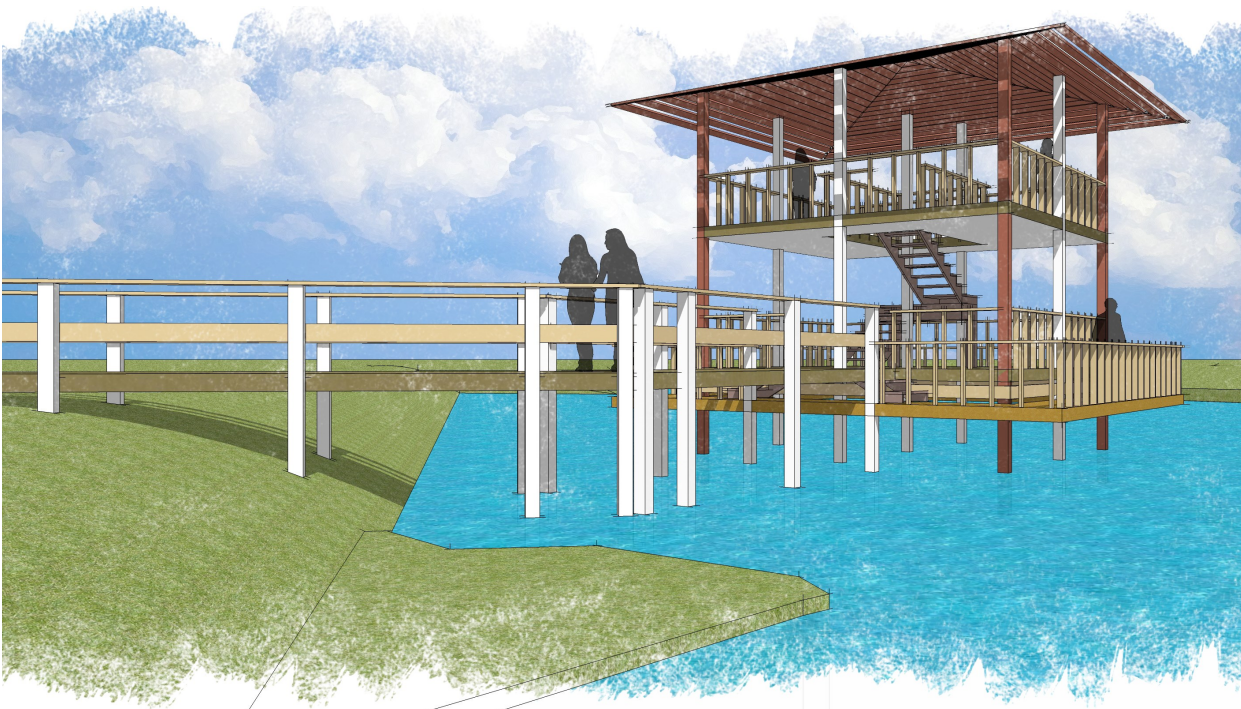
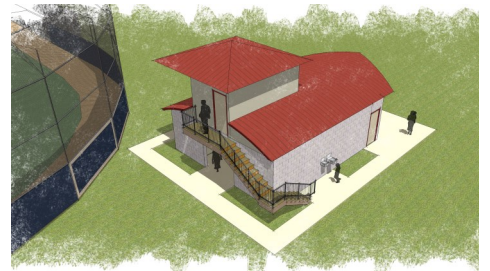
Contact: Jeff Lyssy

..... Public Service Director

..... (956) 216-5954

Cost: \$2,336,449.00

Contractor: .. Peacock Construction





4. Narrative

4. Narrative

With 70 years of experience, ROFA Architects Inc. has worked with multiple entities such as municipalities, counties and state agencies. We are staffed with **experienced architects** in McAllen and Harlingen. Our **McAllen** office is staffed with accomplished employees that can quickly and efficiently answer The City’s needs, as we have successfully done for **you** and other **Valley clients**.

Through that experience we have worked with the following municipalities: McAllen, Harlingen, South Padre Island, La Feria, Edinburg, Pharr and Weslaco. At the county level, we have worked for Cameron and Hidalgo. At the state level, we have worked for The Texas National Guard Armory, Texas Department of Public Safety and The Army Corps of Engineers.

Working with this long list of entities, our firm has developed a tried and true methodology for developing project scope and information gathering.

Understanding the Scope is crucial to the success of the project. This is done through a series of Design Charettes.

Approach to Complete the Scope

The Design Charette

For our Municipal Clients, the most beneficial technique we have incorporated employs a technique called The Design Charette.

Phase 1:	Review Owner Program Visit Site Conceptual floor/site plans Establish program services Draft program	Phase 3:	Design Charette Develop adjacency concepts Team review and approval Develop site patterns Management approvals
Phase 2:	Design Charette Establish project goals/criteria Develop alternative concepts Establish project Budgets/schedule Make adjustments Outline project program	Phase 4:	Design Charette Team workshop to select concept Verify program tracking

From our design charette and concept development, a program document is developed. It serves as the reference point for all future design, documentation and construction phases. It is crucial for it to be thorough and complete. Our programs start with a preliminary space program that approximates the general size and scope of the project by documenting every required space; its approximate size, either by state standards, owner requirements or by experience with previous projects.

4. Narrative

Approach to Complete the Scope

The completed program documents include the following major headings:

- Project Overview
- Site program, to include requirements for end users, staff and visitor parking, deliveries, etc.
- Building program
- Jurisdictional requirements, including state licensing issues, accreditation standards, local code and ordinances
- Other considerations: Goals and Objectives

Approach to Complete the Scope

Subject to the special conditions of each individual project, there is a review period set up between each phase of work. These review sessions correspond to the finalizing of planning and programming, for the schematic design phase, the design development phase, and construction document submittals. In addition to the review process (including the program document), the items receiving special consideration include consistency and adherence to quality standards, consistent detailing and build ability, and coordination between disciplines.

Upon review of the initial concepts developed by The City, ROFA will meet with designated staff and leadership to evaluate and confirm the data presented. Utilizing this programming information, we will have a “design charrette,” a multi-day session where staff, leadership and design professionals provide input together resulting ultimately in a schematic design plan. We invite all interested parties to participate. Our presentations will include public hearings. We are bilingual in English and Spanish and will be prepared to converse in either language at all meetings.

Cost Estimating Approach

Building the best team of stakeholders, designers and builders is critical to keeping cost escalations (for projects of this size and complexity) in check. In many cases, the owner, architect and contractor may be working together for the first time. Fortunately for our firm, our 75 years of experience has given us the opportunity to work with nearly every local general contractor and subcontractor in the community. The Rio Grande Valley is a unique, bicultural region of the State and Country that can be difficult for the inexperienced to understand. Through our time-proven experience, ROFA has the capacity to avoid these difficulties through our knowledge of best local practices. Our construction documents have been lauded for their careful detailing and clarity. This avoids costly mistakes or misunderstandings that contractors may have during the bidding and construction process.



4. Narrative

Compliance with Performance Schedules

The timeline below is a format we developed for a current client and has since been used for school district clients. It has been well received because (from a quick glance) it graphically describes the durations for the various phases of design and construction.

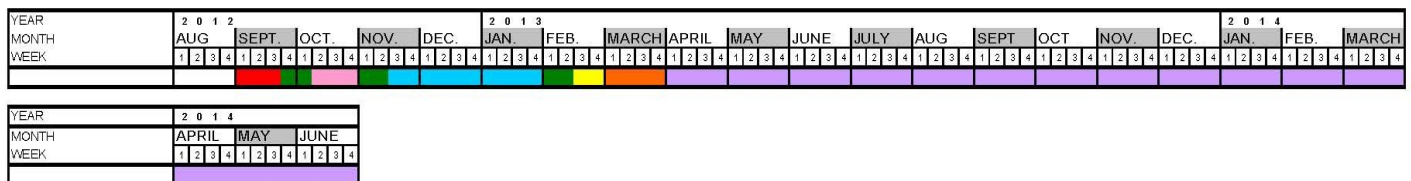
We have found that it is critical that Staff and Boards be informed and involved in this process. That is why you will find various “Owner Review” periods in this timeline.

Of course, if time is of the essence, then “Owner Review” and “Bid Evaluation” Phases can be accelerated.

On every project, to maintain work schedule, we schedule weekly site visits, we encourage Owner participation at least at each bi-weekly meeting and specifically at each monthly meeting when we review the construction schedule payment application.

Each constructive meeting serves as a forum dedicated to staying on top of the project.

Health Professions Educations Facility Harlingen Consolidated Independent School District PROPOSED PROJECT SCHEDULE 8/15/2012



Construction Completion July 1, 2014

4. Narrative

ROFA Architects has on many occasions self-performed planning and programming, cost estimation, and a wide gambit of basic architectural design services. We also perform many Supplemental Architectural Services include existing facilities surveys, site evaluation and planning, architectural interior design, fast track design services, multiple bid packages, furniture, furnishings and equipment design.

We have extensive experience and have developed successful long-term relationships with local consulting engineers and experts to work under our contract with the City of Pharr. Those services include structural, mechanical, electrical, plumbing and civil engineering. Additionally, our local pool of consultants would include landscape, acoustical, IT and audio-visual design services.



Litigation Statement

No litigation is pending against Rike Ogden Figueroa Alex Architects, Inc. its agents, or employees with respect to performance or business practices.

5. Quality Of Service



HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
DISTRICT OPERATIONS

1901 N. 77 Sunshine Strip • Harlingen, Texas 78550 • Telephone: (956) 427-3300

September 27, 2023

RE: Letter of Recommendation for ROFA Architects

To Whom it May Concern:

The following is a Letter of Recommendation for ROFA Architects, Harlingen and McAllen, Texas. I have had the pleasure of working with ROFA Architect over the years on several new and renovation design and construction projects. Some of these projects include several high school renovation projects and new building addition buildings in both Brownsville ISD (Hanna, Pace, and Porter High Schools) and at Harlingen CISD (Harlingen High School South and Harlingen High School). Project budgets have ranged from \$950,000.00 to \$13,000,000.00. ROFA was also the project architect for the HCISD School of Health Professions, which has a cost of \$15,319,400.00 in 2014. ROFA's most recent project with HCISD is the Treasure Hills Elementary School Renovations and Building Additions Project which was done in two phases and had a combined cost of approximately \$15,000,000.

ROFA Architects produces excellent project designs and a very good, finished product. This firm provides very good construction observations and works well with the general contractors in successfully monitoring the project schedules. The firm also provides very good documentation on project meeting minutes and very good project logs relating to Requests for Information and/or Clarifications, Submittal Logs, and Change Order Logs. They do a very good job in identifying pending punch list items and making sure that the pending items are completed in a timely manner. The firm does a very good job in monitoring payment applications and in obtaining all required close out documents.

ROFA Architects conducts itself in a most professional manner and maintains a good working relationship with the owner and the contractor. The firm also does a very good job in reviewing and screening change order costs to ensure that the owner is getting a good and reasonable price, and also responds in timely manner.

My overall experience with this firm has been very positive and we would definitely work with this design firm again. I also would recommend this firm to anyone that is interested in working with a very good, reliable, reputable, and professional architectural design firm.

If you have any questions, please do not hesitate to contact my office at 956-427-3300.

Sincerely,

A handwritten signature in blue ink that reads "Oscar Tapia".

Oscar Tapia
HCISD Assistant Superintendent for District Operations



5. Quality of Service

5. Quality Of Service



To whom it may concern,

October 6, 2023

Please be advised that ROFA Architects has participated on multiple projects extending from new construction to remodel/renovations. The Architectural team has been very instrumental in assisting Hidalgo County Facilities Management with design work, responding to contractor inquiries, issuing construction directives and maintaining close supervision over projects. Not to mention, the team has participated closely with both Hidalgo County and the general contractors in creating "punch lists" with supports the QA/QC initiatives resulting in a higher quality delivery of the projects at hand.

Hidalgo County Facilities Management is honored to work with ROFA Architects on previous project and looks forward on our continued partnerships for future endeavors. Please feel free to contact my office if you have any questions regarding this letter of recommendation.

Best regards,

A handwritten signature in blue ink, which appears to read "Oscar R. Villarreal", is written over the printed name.

Oscar R. Villarreal

Director for Facilities Management

County of Hidalgo

oscar.rvillarreal@co.hidalgo.tx.us

(956)457-9388

5. Quality Of Service



EDINBURG CISD

411 N. 8th Ave., Edinburg, TX 78541
(956) 289-2300

CARMEN GONZÁLEZ, President
XAVIER SALINAS, Vice-President
LUIS ALAMIA, Secretary
MIGUEL "MIKE" FARIAS, Member
LETTY FLORES, Member
LETICIA "LETTY" GARCIA, Member
DOMINGA "MINGA" VELA, Member
Dr. Mario H. Salinas, Superintendent

October 10, 2023

To Whom It May Concern

On behalf of the Edinburg Consolidated Independent School District Career & Technical Education Department, it is with great pleasure that I take this opportunity to express our gratitude for the outstanding job provided by Rike Ogden Figueroa Alex Architects (ROFA) during the design, and construction, of our Edinburg CISD Career Center. In particular, I had the opportunity to work with Mr. Humberto Rodriguez and Mr. Luis Figueroa. ROFA has done many projects with our school district. However, during the construction of our Edinburg CISD Career Center, I was able to work alongside these gentlemen through the entire process. **As such, it is without reservation, that I highly recommend ROFA for your architectural needs.**

To begin with, representatives from ROFA met with our instructors for the design of each room in our new facility. Based on teachers' input, and ROFA's attention to detail, we were able to design, and construct a state of the art career and technical center that is second to none. During the build process, ROFA kept us informed of all pertinent information. Most importantly, during the entire process, they always provided open lines of communication for any concerns that needed to be addressed.

ROFA's service, reliability, quality of work, and communication have been exceptional during the entire build process. In addition, they have handled every problem in a professional manner. Even after substantial completion, they have provided support, responded in a timely manner and have ensured that the district needs have been met.

We look forward to future projects with Rike Ogden Figueroa Alex Architects. Should you have any questions or need additional information do not hesitate to call me at (956) 289-2422.

Sincerely,

Arminda Lozano
Career & Technical Education Director

Nondiscrimination Statement

Edinburg CISD does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs or activities and provides equal access to the Boy Scouts and other designated youth groups. The following persons have been designated to handle inquiries regarding the nondiscrimination policies: Title IX issues: Robert Vina, r.vina@ecisd.us, Coordinator of Personnel/Legal Issues, ADA/504 issues: Sofia Hinojosa, sofia.hinojosa@ecisd.us, Coordinator of Student & Social Services, 411 N. 8th Avenue, Edinburg, TX 78539, (956) 289-2300

Edinburg CISD no discrimina por motivos de raza, color, origen nacional, sexo, discapacidad o edad en sus programas o actividades y brinda igualdad de acceso a los Boy Scouts y otros grupos juveniles designados. Las siguiente personas han sido designadas para manejar consultas sobre las politicas de no discriminación Title IX issues: Robert Vina, r.vina@ecisd.us, Coordinator of Personnel/Legal Issues, ADA/504 issues: Sofia Hinojosa, sofia.hinojosa@ecisd.us, Coordinator of Student & Social Services, 411 N. 8th Avenue, Edinburg, TX 78539, (956) 289-2300

5. Quality Of Service



VANGUARD ACADEMY

A PURPOSE IN LIFE, A REASON FOR LEARNING

October 20, 2023

To whom it may concern,

On behalf of Vanguard Academy, it is with pleasure to express our thoughts and appreciation for the excellent service and work done by Rike Ogden Figueroa Alex Architects over the past 4 years. Our projects have been managed by ROFA Architects and the level of service rendered has exceeded our expectations.

ROFA Architects has provided knowledge and expertise from planning and design to managing the builds. They ensure to attend to our needs and make themselves available to answer any questions. Their team has been a great asset to our district over these past 4 years. We look forward to continuing to do business with ROFA Architects based on their level of capabilities and firm experience.

Please feel free to contact me if you should have any questions.

Sincerely,

Angela Gonzalez

Chief Financial Officer

2510 S. Veterans Blvd., Edinburg, TX 78539 P: 956-781-1701 F: 956-781-8055 www.vanguardacademy.education

It is the policy of Vanguard Academy Charter School not to discriminate on the basis of gender, color, race, national origin, religion, disability or age.
Es la política de Vanguard Academy Charter School no discriminar en base a género, color, raza, origen nacional, religión, discapacidad o edad.

5. Quality Of Service

ROFA Architects
2013 Architectural Firm Of The Year
Rio Grande Valley Chapter
Associated General Contractors of America



Why you should choose ROFA Architects, Inc.

- **Longest presence** of any firm in the Rio Grande Valley (76 years)
- **Educational Projects** are our area of expertise
- We are truly a **local firm** with offices in Harlingen and McAllen staffed with architects that can quickly answer your concerns.
- **Innovative** and **creative** solutions that are sensitive to budgets and time constraints.
- **Personnel Continuity** insuring our clients' the most knowledgeable staff throughout the work.



6. Exhibits

Request for Qualifications

Qualified professional individuals/firms interested in responding to this Request for Statement of Qualifications (RFQ) should include information as requested. All information shall have been updated within the past three (3) months. Failure to provide the information requested or falsification of any information provided shall result in disqualification of the consultant.

REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES FOR BOYS & GIRLS CLUB OF WESLACO FACILITIES EXPANSION.

ACKNOWLEDGMENT OF RECEIPT

Please fill in the requested information below as acknowledgment that you have received the Request for Professional Qualifications noted above. If your firm is interested in participating, this sheet must be completed and returned Homer Rhodes or acknowledge on BIDNET portal.

Mr. Homer Rhodes, Purchasing Agent
City of Weslaco – Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 447-2240
E-mail: hrhodes@weslacotx.gov

Name of Firm: Rike Ogden Figueroa Alex Architects Inc.

Address: 1007 Walnut Ave.

City, State Zip: McAllen, Texas 78501

Telephone Number: (956-686-7771) Fax Number: (956-687-3433)

E-mail: dianat@rofainc.com

☒ YES, Our company does have an interest in responding.

☐ NO, Our company does not have an interest in responding.

Name: (Print) Luis Figueroa Title: AIA-Principal

Signature:  Date: 1/24/24

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Architectural/Engineering Design Services for Boys & Girls Club of Weslaco Facilities Expansion

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

2023-24-08

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Luis A. Figueroa, AIA Principal

5. NAME OF FIRM

Rike Ogden Figueroa Alex Architects Inc.

6. TELEPHONE NUMBER

956-686-7771

7. FAX NUMBER

956-687-3433

8. E-MAIL ADDRESS

dianat@rofainc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

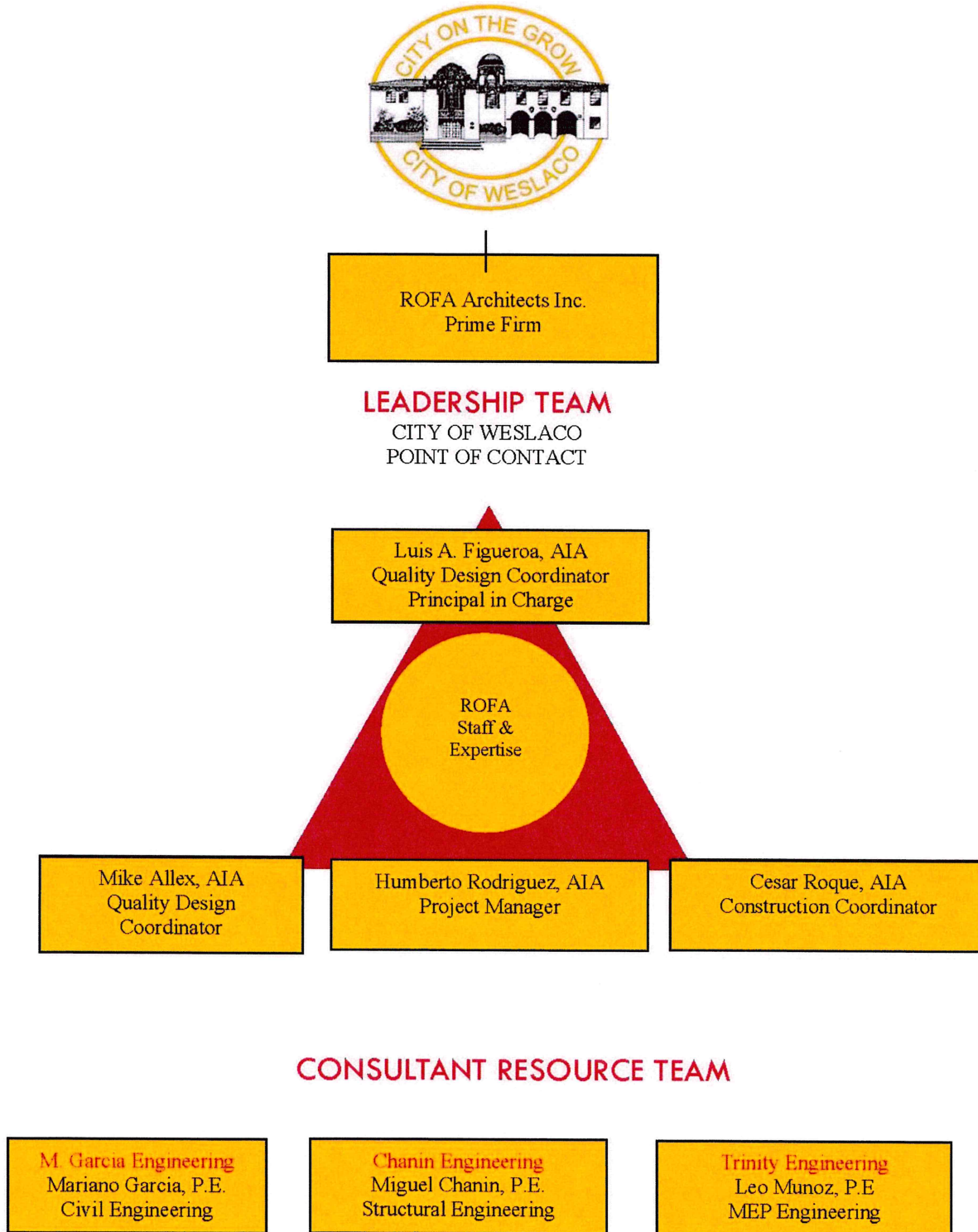
	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J.V.	PARTNER	SUBCON-TRACTOR			
a.	✓				Rike Ogden Figueroa Alex Architects Inc. ☐ CHECK IF BRANCH OFFICE	1007 Walnut Avenue McAllen, Texas 78501	Prime Architect
b.			✓		M. Garcia Engineering ☐ CHECK IF BRANCH OFFICE	1616 E. Griffin Pkwy. #146 Mission, Texas 78574	Civil
c.			✓		Chanin Engineering ☐ CHECK IF BRANCH OFFICE	400 Nolana, Suite H2 McAllen, Texas 78504	Structural
d.			✓		Trinity Engineering ☐ CHECK IF BRANCH OFFICE	3533 Moreland Dr. Weslaco, Texas 78596	MEP
e.					 ☐ CHECK IF BRANCH OFFICE		
f.					 ☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)

2. Team Organization

Organization Chart:



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Luis A. Figueroa, AIA	13. ROLE IN THIS CONTRACT Prime Architect	14. YEARS EXPERIENCE a. TOTAL 42 b. WITH CURRENT FIRM 40	
15. FIRM NAME AND LOCATION <i>(City and State)</i> Rike Ogden Figueroa Allex Architects Inc., McAllen, Texas			
16. EDUCATION <i>(Degree and Specialization)</i> Master of Architecture '81-Texas A&M University Bachelor of Environmental Design '77- Texas A&M University Pre-Architectural Program '74-Pan American University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Architect State of Texas #12856	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Past President of the L.R.G.V Chapter/American Institute of Architects, Past Director, Texas Society of Architects, Past Chairman of the Ambulance Evaluation Advisory Board for the City of McAllen.			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Boys and Girls Club of Pharr	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2012 2012	
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 25,000 Sq. Ft. Cost: \$2,852,115.00 25,000 Sq. Ft. multipurpose facility that serves 400+ children and staff. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> City of McAllen Youth Baseball Complex	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2018 2018	
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 12 Fields Cost: \$9,117,000.00 12 Baseball Fields, Central concessions/restrooms ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> McAllen Development Center, McAllen, Texas	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2012 2012	
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 20,657 Sq. Ft. Cost: \$1,700,000.00 Renovation of former city hall/tax office building. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> McAllen Public Safety Facility, McAllen, Texas	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 2003 2003	
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 74,279 Sq. Ft. Cost: \$8,050,000.00 Included within the facility are the following function: Police Department, Fire Department, Municipal Court, Emergency Operations Command. ☒ Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i> McAllen City Hall	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION <i>(If applicable)</i> 1995 1995	
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 47,000 Sq. Ft. Cost: \$4,000,000.00 The facility includes a meeting room equipped with state of the art technology for communications and cable broadcasting system. A two station drive-through facility supports the utility department. ☐ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Mike Alex, AIA	Design Coordinator	a. TOTAL 30	b. WITH CURRENT FIRM 30
15. FIRM NAME AND LOCATION <i>(City and State)</i> Rike Ogden Figueroa Alex Architects Inc.			
16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Architecture Design Specialization Texas Tech University		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Licensed Professional Architect State of Texas #15101	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Alex is past chairman of the Harlingen Chamber of Commerce and is a 1995 graduate of Leadership Harlingen. Has also been Past chairman for the Harlingen Construction Board of Appeals and the Board of Planning and Zoning.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
South Padre Island City Hall	2012	2012
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Size: 30,000 Sq. Ft. Cost: \$7,150,000.00 Replace their 40 year old city hall new two story municipal complex houses a police station, jail, municipal court.		
Texas Regional Bank	2017	2017
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Size: 38,467 Sq. Ft. Cost: \$10,000,000.00 4) Story Building containing banking center on 1st floor bank support spaces and leases on 2nd floor.		
Cameron County Justice and Peace Courts	2015	2015
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Size: 9,488 Sq. Ft. Cost: \$1,500,000.00 Three new Justice of Peace Courtrooms with respective Judge's offices.		
Cameron County Veterans and Elections Office	2015	2015
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Size: 4,361 Sq. Ft. Cost: \$800,000.00 Additions and Renovations to offices.		
Tropical Texas Behavioral Health Outpatient Center	2017	2017
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE ☒ Check if project performed with current firm Size: 35,524 Sq. Ft. Outpatient Facility and 5,616 Sq. Ft. Training Center Cost: \$8,850,000.00 Facility accommodates offices for physicians, pharmacists, administration and counselors.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Humberto Rodriguez, AIA	Project Management	33	25

15. FIRM NAME AND LOCATION *(City and State)*

Rike Ogden Figueroa Alex Architects Inc.

16. EDUCATION *(Degree and Specialization)*

Texas Southmost College-Associates Degree

17. CURRENT PROFESSIONAL REGISTRATION *(State and Discipline)*Licensed Professional Architect
State of Texas #2022418. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Mr. Rodriguez is a member of the AIA, Texas Society of Architects, LRGV/AIA Chapter and was a past member of the board of directors for Affordable Homes of South Texas, Inc.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	McAllen Development Center, McAllen	2012	2012
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 20,657 Sq. Ft. Cost: \$1,700,000.00 Renovations of former city hall/tax office building.	☒ Check if project performed with current firm	
b.	Edinburg CISD Career and Technology Center	2023	2023
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 98,169 Sq. Ft. Cost: \$16,500,000.00 Edinburg CTE is an adaptive reuse project re purposing a former manufacturing facility.	☒ Check if project performed with current firm	
c.	McAllen City Hall Interior Renovations, McAllen, Texas	2014	2014
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 14,000 Sq. Ft. Cost: \$1,100,000.00 Renovation of 14,000 sq. ft. to the McAllen City Hall and second floor.	☒ Check if project performed with current firm	
d.	Roma ISD Manuel Guerra Administration Building	2003	2003
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 23,620 Sq. Ft. Cost: \$2,313,000.00 Renovation of an existing school building to an administration building.	☒ Check if project performed with current firm	
e.	PSJA ISD Stadium Renovations to PSJA Stadium	2011	2011
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Size: 12,395 Seats Cost: \$9,828,955.00 Major Renovations and Additions to PSJA Stadium	☒ Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mariano Garcia, PE	13. ROLE IN THIS CONTRACT Civil Engineering	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td align="center">24</td> <td align="center">16</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	24	16
a. TOTAL	b. WITH CURRENT FIRM						
24	16						
15. FIRM NAME AND LOCATION (CITY AND STATE) M Garcia Engineering, LLC, McAllen, Texas							
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Texas/Civil Engineering (No. 90956)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, Etc.) Mr. Garcia founded M Garcia Engineering, LLC in February 2007. Prior to M Garcia Engineering, LLC, he was employed for over 9 years with Hinojosa Engineering, Inc. with emphasis on design of various Land Development Projects and Roadway Projects. Significant projects with Hinojosa Engineering, Inc. included work with City of McAllen – Trenton Road from 23 rd Street to Ware Road.							
19. RELEVANT PROJECTS							
a.	(1) TITLE AND LOCATION (City and State) Monte Alto ISD High School , Monte Alto, Texas	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2010</td> <td align="center">2010</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2010	2010
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
	2010	2010					
(3) DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager and Civil Engineer of Record for Monte Alto ISD High School. The total project consisted of a utilities, drainage, pavement and platting.							
b.	(1) TITLE AND LOCATION (City and State) South Texas ISD Administration Building Renovations, Edinburg, Texas	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2015</td> <td align="center">2016</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2015	2016
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
	2015	2016					
(3) DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Design Engineer for drainage design. Project was completed in 2016.							
c.	(1) TITLE AND LOCATION (City and State) IDEA Public Schools La Joya	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2018</td> <td align="center">2019</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2018	2019
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
	2018	2019					
(3) DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager and Civil Engineer of Record for IDEA Public schools La Joya. The total project consisted of a utilities, drainage, pavement and platting.							
d.	(1) TITLE AND LOCATION (City and State) Sharyland ISD Pioneer High School Campus Drainage Improvements, McAllen, Texas	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2013</td> <td align="center">2015</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2013	2015
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
	2013	2015					
(3) DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Project Manager and Civil Engineer of Record for Sharyland ISD Pioneer High School. The total project consisted of a utilities, drainage, pavement and platting. Baseball and Softball Fields were inclusive in the site design.							
e.	(1) TITLE AND LOCATION (City and State) Sharyland ISD High School Campus Bus Loop and Courtyard Improvements, Mission, Texas	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if applicable)</td> </tr> <tr> <td align="center">2010</td> <td align="center">2011</td> </tr> </table>		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)	2010	2011
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)					
	2010	2011					
(3) DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm Civil Engineer of Record for the Sharyland ISD. Civil design included storm sewer design, and Utilities design.							

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Miguel Chanin, PE	13. ROLE IN THIS CONTRACT Structural Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 23	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (City and State) Chanin Engineering, LLC (McAllen, Texas)			
16. EDUCATION (Degree and Specialization) University of Texas at Austin Bachelor of Science in Civil Engineering 1999		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer, Texas #93127	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Chanin is the founding member of Chanin Engineering, LLC and has led the firm since its inception in 2006. Chanin Engineering, LLC was named 2017 Engineering Firm of the year by the Rio Grande Valley Chapter Associated General Contractors.			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) City of McAllen Development Services Center, McAllen, Texas	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) 2013
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project consisted of structural design and the adaptive reuse of an approximately \$2 Million existing tax office converted into a 20,000 SF development services center. The project also consisted of new additions comprising of 4 new pods on all four sides of the existing structure. The space alleviated overcrowding at City Hall.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Texas A&M University: McAllen Higher Education Center	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2018
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project consisted of structural services for the design of the approx. \$40 M. new 3-story 65,000 SF facility. The building includes a lecture hall, education classes and, administrative offices for administrative personnel, faculty, staff, teaching assistants, security and operations with ample parking, site development and utilities on site.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) City of McAllen Transit, McAllen, Texas	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable) 2023
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project consisted of structural design of the approximately \$7.8 M. Transit Facility & Bus Canopy Project. The Transit project includes a 5K SF Administration Building, A 2K SF Storage Building and 3 Bus Maintenance Buildings. Structurally, the project consists of PEMBs with primarily Novidesa insulated wall systems		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Europa Entertainment, McAllen, Texas	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2016
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project consisted of structural design services for a new approx. \$5 M. 2-story entertainment center measuring approximately 28,000 SF. The geometric structure consisted of concrete columns with a conventionally steel-framed second floor and roof level. It features a glass-paneled balcony, fountains and parking at ground level of the structure.		
☒ Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Texas Regional Bank Headquarters, Harlingen, Texas	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2019
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project consisted of structural design services for a new approximately \$8 M. 4-story bank headquarters measuring approximately 36,000 SF. The project site is located within a 13-acre Stuart Place Crossing commercial retail development. Structurally, the building consists of piers, masonry, metal studs and conventional steel.		
☒ Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Leonardo Munoz	13. ROLE IN THIS CONTRACT MEP Engineer	14. YEARS EXPERIENCE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">a. TOTAL 22</td> <td style="width: 50%;">b. WITH CURRENT FIRM 15</td> </tr> </table>		a. TOTAL 22	b. WITH CURRENT FIRM 15
a. TOTAL 22	b. WITH CURRENT FIRM 15				
15. FIRM NAME AND LOCATION (City and State) Trinity MEP Engineering LLC (Weslaco, Texas)					
16. EDUCATION (Degree and Specialization) University at Texas Austin, 2001 Bachelor of Science in Mechanical Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Registered Professional Engineer – State of Texas, PE No. 97437			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Registered Fire Sprinkler Contractor-RME License RME-G -1742178 Texas Society of Professional Engineers National Society of Professional Engineers American Society of Heating, Refrigerating, and Air- Conditioning Engineers American Society of Mechanical Engineers					
19. RELEVANT PROJECTS					
(1) TITLE AND LOCATION (City and State) City of McAllen Public Works Automotive		(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2018</td> <td style="width: 50%;">CONSTRUCTION (If applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A
PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A				
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. "City of McAllen Public Works Automotive" facility project, located in McAllen, Texas. Our scope of work will be as described for a 5,850 SF addition and as outlined.					
(1) TITLE AND LOCATION (City and State) Texas DPS Renovation – Rio Grande City		(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2020</td> <td style="width: 50%;">CONSTRUCTION (If applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) N/A
PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) N/A				
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. "Texas DPS Renovations" project located in Rio Grande City. Our scope of work will be as described below for the addition of a small restroom.					
(1) TITLE AND LOCATION (City and State) Bastrop City Hall - 2018		(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2018</td> <td style="width: 50%;">CONSTRUCTION (If applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A
PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) N/A				
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Bastrop City Hall" Remodel and Renovations project. Our scope of work will be as described below: • Alteration and Renovations for the Planning Department Space • Alteration & Expansion of City Manager's Office Operations Space • Alteration & Renovations of IT Department Space • Conversion of External Storage Room to Media Center					
(1) TITLE AND LOCATION (City and State) City of Mercedes Public Works Building		(2) YEAR COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROFESSIONAL SERVICES 2019</td> <td style="width: 50%;">CONSTRUCTION (If applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A
PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A				
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. City of Mercedes Public Works" building MEP system assessment. project. The scope of work shall be for a 3,400 SF building.					

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1		
21. TITLE AND LOCATION (City and State) McAllen City Hall		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 1995</td> <td>CONSTRUCTION (If applicable) 1995</td> </tr> </table>	PROFESSIONAL SERVICES 1995	CONSTRUCTION (If applicable) 1995
PROFESSIONAL SERVICES 1995	CONSTRUCTION (If applicable) 1995			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of McAllen	b. POINT OF CONTACT NAME Zef Mendoza	c. POINT OF CONTACT TELEPHONE NUMBER 956-681-1150
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The new McAllen City Hall reflects the progressive growth of the City of McAllen. The facility is designed for future expansion and each of the three levels respond to user related departments.

The facility includes a meeting room equipped with state-of-the-art technology for communications and cable broadcasting systems. A two station drive-through facility supports the utility department. Included within the facility are the following functions:

Utilities	Vital Statistics
Health	Personnel
Data Processing	Finance
Purchasing	Engineering
Planning	Inspection
City Manager	City Secretary
City Attorney	City Mayor
City Commission	

Lead Architect:	Luis. A. Figueroa, AIA
Completion:	1995
Size:	47,000 SF
Cost:	\$4,000 000.00



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2		
21. TITLE AND LOCATION (City and State) New South Padre Island City Hall , South Padre, Texas		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2007</td> <td>CONSTRUCTION (If applicable) 2007</td> </tr> </table>	PROFESSIONAL SERVICES 2007	CONSTRUCTION (If applicable) 2007
PROFESSIONAL SERVICES 2007	CONSTRUCTION (If applicable) 2007			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER South Padre Island	b. POINT OF CONTACT NAME Randy Smith, City Manager	c. POINT OF CONTACT TELEPHONE NUMBER
---	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This facility will house the police department, municipal court, city jail, public works, code enforcement, city manager and various support staff. The city hall will also have an alderman's chamber for public meetings. This facility will replace the 30 year old existing municipal building and a master plan for this entire property is part of the project

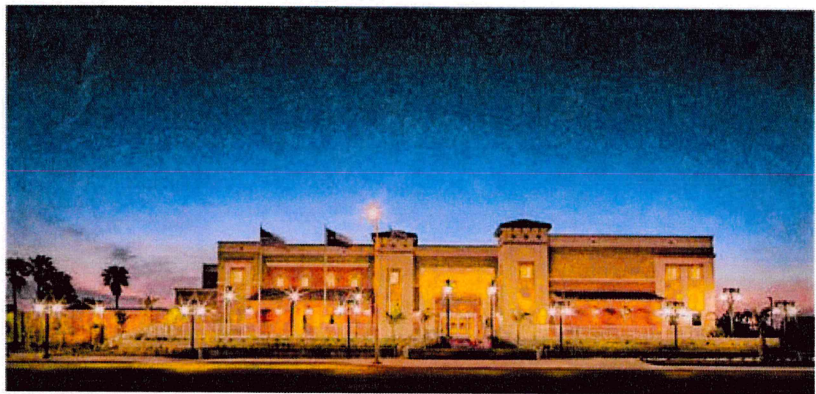
Completion: Summer 2007

Size: 30,000 sf

Owner: The Town of South Padre Island, Texas

Contact: Mr. Randy Smith
City Manager
(956) 761-8110

Cost: \$5,400,000.00



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 3
---	---

21. TITLE AND LOCATION (City and State) McAllen Public Safety Facility	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2003	CONSTRUCTION (If applicable) 2003

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of McAllen	b. POINT OF CONTACT NAME Zef Mendoza	c. POINT OF CONTACT TELEPHONE NUMBER 956-681-1150
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The new McAllen Public Safety Facility reflects the progressive growth of the City of McAllen. The facility is designed for future expansion of the police department.

Included within the facility are the following functions:

- Police Department
- Fire Department
- Municipal Court
- Emergency Operations Command Center
- 911 Dispatch Station

Lead Architect: Luis A. Figueroa, AIA
 Completion:.....2003
 Size:.....74,279 SF
 Owner:.....City of McAllen
 Cost:.....\$ 8,050,000.00
 Contractor:.....Peterson Construction



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION (City and State) McAllen Department of Public Safety Regional Offices Renovations	22. YEAR COMPLETED PROFESSIONAL SERVICES 2014 CONSTRUCTION (If applicable) 2014	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Texas Facilities Commission	b. POINT OF CONTACT NAME Mr. Keith Hall	c. POINT OF CONTACT TELEPHONE NUMBER 512-463-7690

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project description: Interior renovations, new HVAC, re-roof, new lighting, new configuration of offices and some exterior sidewalks and striping at existing parking lot.

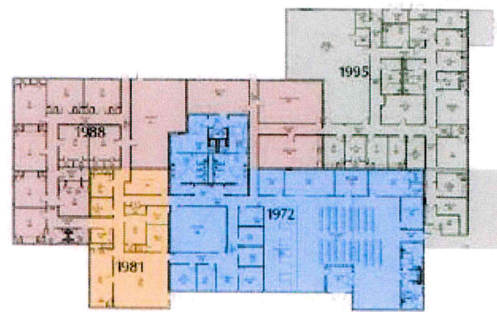
Project Construction Cost: \$1,835,000.00

Project Size: 24,000 Sq. Ft.

Completion Date: 1/2014

Project consisted of: Re-roofing

Similar in scope: This facility consisted of the original building designed by our firm in 1972. An addition, by our firm in 1981 and subsequent additions in 1988 and 1995. Re-roofing included installation of new A/C units removal of all existing unit and relocation or replacement of existing units. Work required careful coordination of the existing exposed electrical conduits, gas lines and data/communications infrastructure.



FLOOR PLAN



TXDPS McALLEN AREA OFFICE RENOVATIONS

JANUARY 2014

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d. (1) FIRM NAME Trinity MEP Engineering	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE MEP Consultant
e. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5		
21. TITLE AND LOCATION (City and State) City of McAllen Youth Baseball Complex	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2003</td> <td>CONSTRUCTION (If applicable) 2003</td> </tr> </table>		PROFESSIONAL SERVICES 2003	CONSTRUCTION (If applicable) 2003
PROFESSIONAL SERVICES 2003	CONSTRUCTION (If applicable) 2003			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of McAllen	b. POINT OF CONTACT NAME Sergio Saldana	c. POINT OF CONTACT TELEPHONE NUMBER 956-681-3333
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Field park is situated in a dense residential area that is easily accessible by walking patrons or visitors arriving by foot, bicycles or vehicles. The design concept consisted of a central concessions/restroom with quads of fields for the City of McAllen Youth Baseball program including a large competitive field and a miracle field for all inclusive child participation. For identification each quad is designed with a designation of South Texas nature theme, Aviary, Chaparral and Maritime field names. The water collection pond serve as the source for site irrigation.

Project Construction Cost: \$9,117,000.00

Project Size: 12 Fields

Date Start and Completion: March 2017-June 2018

Professional Services: Architectural/Engineering

Project Architect: Mr. Luis A. Figueroa, AIA



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION (City and State) City of McAllen Development Services Center		22. YEAR COMPLETED PROFESSIONAL SERVICES 2013 CONSTRUCTION (If applicable) 2013

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of McAllen	b. POINT OF CONTACT NAME Mr. Zef Mendoza	c. POINT OF CONTACT TELEPHONE NUMBER 956-681-1150
--	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The project consisted of adaptive reuse of an existing tax office converted into a 20,000 SF development services center. The project also consisted of new additions comprising of four new pods on all four side of the existing structure. The renovation structure now features glass-wall conference rooms, an elevator to meet ADA compliance, and an open concept floor plan. The space alleviated overcrowding at City Hall and is the home of various municipal departments related to development services.

Lead Architect: Luis A. Figueroa, AIA

Completion:.....2013

Size:.....20,000 SF

Owner:.....City of McAllen

Cost:.....\$ 2,000,000.00



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c. (1) FIRM NAME Chanin Engineering	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Structural
d. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7		
21. TITLE AND LOCATION <i>(City and State)</i> South Texas College Mid Valley Health Professions and Science Building	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2017</td> <td>CONSTRUCTION <i>(if applicable)</i> 2017</td> </tr> </table>		PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(if applicable)</i> 2017
PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(if applicable)</i> 2017			

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER South Texas College	b. POINT OF CONTACT NAME Mr. Robert Cuellar	c. POINT OF CONTACT TELEPHONE NUMBER 956-812-3737
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Project description: The New Health Professions and Science Building will be the flagship building on the South Texas College Mid-Valley Campus in Weslaco, Texas. The Center with 80,213 square feet of instructional and office space will be a 2 story structure in the center of campus. The first floor will consist of the staff offices, general classrooms/computer labs and the nursing program. The building will accommodate on the second floor, laboratories and classrooms for engineering, engineering electronics and chemistry, anatomy & physiology and microbiology/genetics. Support space will include a student open access computer lab and student collaboration specific room.

Project Construction Cost: \$14,500,000.00

Project Size: 880,213 Sq. Ft.

Date Start and Completion: 2016-August 2017

Professional Services: Architectural/Engineering

Project Manager: Mr. Luis Figueroa, AIA

Project Architect: Mr. Luis Figueroa, AIA



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION <i>(City and State)</i> McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 8
---	--

21. TITLE AND LOCATION (City and State) Texas Regional Bank Headquarters	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2017

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Texas Regional Bank	b. POINT OF CONTACT NAME Mr. Michael Scaief, Chairman	c. POINT OF CONTACT TELEPHONE NUMBER 956-364-3617
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Project description: New 38,467 Four (4) Story Building containing a banking center on 1st floor, bank support office and lease space 2nd floor, lease space 3rd floor, bank executive offices 4th floor.

Project Construction Cost: \$10,000,000.00

Project Size: 38,467

Date Start and Completion: March 2017-June 2018

Professional Services: Architectural/Engineering

Project Architect: Mr. Mike Alex, AIA

Project Designer: Mr. Mike Alex, AIA



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 9
---	--

21. TITLE AND LOCATION (City and State) Harlingen CISD School of Health Professions	22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td><td>CONSTRUCTION (If applicable)</td></tr> <tr> <td>2014</td><td>2014</td></tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	2014	2014
PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)				
2014	2014				

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Harlingen CISD	b. POINT OF CONTACT NAME Mr. Oscar Tapia	c. POINT OF CONTACT TELEPHONE NUMBER 956-427-3300
---	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

State of the art educational health professions facility.

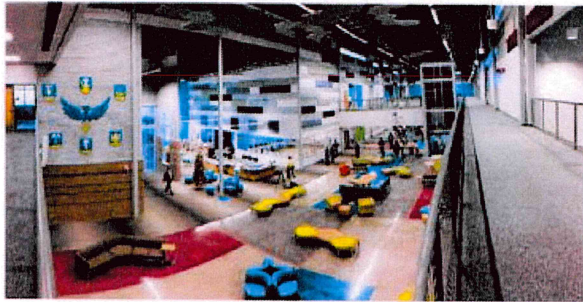
Integration of high school, university, professional service. Implementation of natural lighting, open space, material textures and colors to capture student interest. Building consists of student, faculty and administration conferences.

Completion: 2014

Size: 56,000 Sq. Ft.

Cost: \$15,319,000.00

2015 Design Award and TASB School of Arch.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas	(3) ROLE Prime Architect
b. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f. (1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER 10
---	---

21. TITLE AND LOCATION (City and State) Tropical Texas Behavioral Health Outpatient Facility and Regional Training Center	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (if applicable) 2017

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Tropical Texas Behavioral	b. POINT OF CONTACT NAME Mr. Terry Crocker, CEO	c. POINT OF CONTACT TELEPHONE NUMBER 956-289-7000
--	---	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This State funded entity services behavioral healthcare patients in the three-county area known as The Lower Rio Grande Valley. Situated along the USA/Mexican border, this region has the unfortunate distinction of having The Nation's highest poverty rate. Indigent patients receive ongoing mental health treatment, counseling and medication through this outpatient facility. The complex accommodates offices for physicians, pharmacists, administrators and counselors. A Regional Training Center stands alone and opposite the cluster of connected buildings. All of these services are provided in an alluring and non-institutional setting. Simple rectilinear buildings surround a large central courtyard. Glass-box corridors connect the main buildings to afford the patrons views and direct access to exterior spaces.

35,524 sf - Outpatient Facility

5,616 sf - Training Center

Cost: \$8,850,000.00



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Rike Ogden Figueroa Alex Architects Inc.	(2) FIRM LOCATION (City and State) McAllen, Texas (3) ROLE Prime Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State) (3) ROLE
c.	(1) FIRM NAME Chanin Engineering	(2) FIRM LOCATION (City and State) McAllen, Texas (3) ROLE Structural
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State) (3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State) (3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State) (3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER
---	--------------------------------

21. TITLE AND LOCATION <i>(City and State)</i> City of McAllen Public Works Automotive	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(if applicable)</i> N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City Of McAllen	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
-------------------------------------	--------------------------	--------------------------------------

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

City of McAllen Public Works Automotive" facility project, located in McAllen, Texas. Our scope of work will be as described below for a 5,850 SF addition and as outlined

Construction Documents:

- HVAC design and engineered construction documents for the project inclusive of all mechanical heating and cooling loads and equipment selection, ductwork, and ductwork accessories, piping, and HVAC control system.
- Electrical design and engineered construction documents for the project inclusive of building load power calculation, miscellaneous equipment power connections, building interior and site lighting calculation and fixture selection, and telephone/data (rough-in only).
- Plumbing design and engineered construction documents for the project to 5' from the foundation wall inclusive of all sanitary/storm/vent/water/condensate piping, plumbing fixtures, piping accessories, and gas piping.
- Fire Protection performance drawings and specifications for the fire sprinkler systems.
- All mechanical and electrical discipline section specifications in 5 or 6 digit format.
- We will provide energy conservation report (ComCheck).

Construction Administration:

- We will review and answer RFI's and Clarifications
- We will review all project submittals and shop drawings.
- Site observation visits with respective report will be provided.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Trinity MEP Engineering, LLC	Weslaco, Texas	Prime Firm/MEP Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(if applicable)</i>
Port of Brownsville Customs & Border Protection Facility		

25. PROJECT OWNER'S INFORMATION		
d. PROJECT OWNER Roberto J. Ruiz Architect, Inc	e. POINT OF CONTACT NAME Roberto J. Ruiz	f. POINT OF CONTACT TELEPHONE NUMBER

26. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(include scope, size, and cost)*

MEP Engineering Design Services for the new "Customs & Border Protection" facility located at the Port of Brownsville. Our scope of work will be as described below for remodel and expansion of an existing facility totaling 4,764 SF.

Basic Services:

Construction Documents:

- HVAC design and engineered construction documents for the facilities inclusive of all mechanical equipment, ductwork, and ductwork accessories, piping, and controls.
- Electrical design and engineered construction documents for the facilities inclusive of building power, miscellaneous equipment power connections, building lighting, & telephone/data (rough-in only).
- Plumbing design and engineered construction documents for the facilities to 5 feet from the foundation wall inclusive of all sanitary/storm/vent/water/condensate piping, plumbing fixtures, piping accessories, and gas piping.
- We will provide coordination meetings during the construction document phase.
- We will provide energy conservation report (ComCheck).

Construction Administration:

- We will review and answer RFI's and Clarifications.
- Site visits with respective reports.
- We will review all project submittals and shop drawings.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Trinity MEP Engineering, LLC	(2) FIRM LOCATION <i>(City and State)</i> Weslaco, Texas	(3) ROLE Prime Firm/MEP Engineer
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> Webb County Probation Office	22. YEAR COMPLETED PROFESSIONAL SERVICES 2019	CONSTRUCTION <i>(if applicable)</i>
27. PROJECT OWNER'S INFORMATION		
g. PROJECT OWNER Webb County	h. POINT OF CONTACT NAME	i. POINT OF CONTACT TELEPHONE NUMBER
28. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

MEP Services for the "Webb County Probation Office" electrical upgrades project. Our scope of work will be as described below:

Basic Services:

Professional Recommendation:

- Survey existing electrical systems
- Review and evaluate project existing conditions

Construction Documents:

- Electrical design and engineered construction documents, plans and specifications, for the installation of a back-up generator:
 - o All wiring, conduit, transfer switch, generator, & other miscellaneous items

Construction Administration:

- We will visit jobsite during construction phase.
- We will review and answer RFI's and Clarifications
- We will review all project submittals and shop drawings

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Trinity MEP Engineering, LLC	Weslaco, Texas	Prime Firm/MEP Engineer
b.			
c.			
d.			
e.			
f.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> USDA Mex Fly Facility Additional Services	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION <i>(if applicable)</i>	

29. PROJECT OWNER'S INFORMATION

j. PROJECT OWNER Superior Management Group LCC	k. POINT OF CONTACT NAME Sara Martinez,	l. POINT OF CONTACT TELEPHONE NUMBER
--	---	--------------------------------------

30. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

MEP Cost Estimating Services for the "USDA Mex Fly" facility project located in Moore Air Base Edinburg, Texas. Our scope of work will be as described below.

Basic Services:

Construction Cost Estimation:

- Review all Statement of Work documents prepared by USDA
- Visit site to assess existing Conditions
- Generate a scope of work from owner's directives and walkthrough items noted.
- Generate a cost of construction estimate for the developed scope of work to the owner.

Additional Services:

- Provide construction cost estimates for:
 - o HVAC Boiler for entire facility
 - o New Auxiliary Boiler for process equipment
 - o Replace rusted piping at boiler room
 - o New HVAC controls for all existing equipment
 - o New positive pressure air conditioner for Dark Room
 - o New Generator for entire facility

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Trinity MEP Engineering, LLC	Weslaco, Texas	Prime Firm/MEP Engineer
b.			
c.			
d.			
e.			
f.			

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	McAllen City Hall	6	City of McAllen Development Center
2	South Padre Island City Hall	7	South Texas College Mid Valley Health Professions
3	McAllen Department of Public Safety	8	Texas Regional Bank
4	Department of Public Safety Regional Offices	9	Harlingen CISD School of Health Professions
5	City of McAllen Youth Baseball Complex	10	Tropical Texas Behavioral Training Facility Weslaco

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)	NUMBER	TITLE OF EXAMPLE PROJECT (From Section F)
1	City of Mcallen Public Works Automotive	6	City Of Mercedes Public Works Building
2	Port of Brownsville Customs & Border Protection Facility	7	
3	Webb County	8	
4	USDA Mex Fly Facility Additional Services	9	
5	Texas DPS Renovations	10	

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

1/24/2024

33. NAME AND TITLE

Luis A. Figueroa, AIA

[illegible]

BID REJECTION OR PARTIAL ACCEPTANCE – THE CITY OF WESLACO reserves the right to reject any or all bids. It further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bid or bids where it deems it advisable in protection of the best interests of the City.

ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all services thereto are included in the RFQ.

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

**CITY OF WESLACO
DISCLOSURE OF INTERESTS**

City of Weslaco, Texas requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA." Corporations whose shares are publicly traded and listed on national or regional stock exchanges or over-the-counter markets may file a current Securities and Exchange Commission Form 10-K with the City in lieu of answering the questions below. See next page for definitions.

Date: 1/24/24

FIRM NAME: Rike Ogden Figueroa Alex Architects Inc.

ADDRESS: 1007 Walnut Ave. McAllen, Texas 78501

FIRM is: 1. Corporation ☒ 2. Partnership () 3. Sole Owner ()
4. Association () 5. Other () _____

DISCLOSURE QUESTIONS

If additional space is necessary, please attach a separate sheet.

1. State the name(s) of each "employee(s)" of the City of Weslaco having an "ownership interest constituting of 0% or more of the voting stock or shares of the business entity or ownership of \$2,500 or more of the fair market value of the business entity or employed by the above named "firm."

Name	Title	Department

2. State the name of each "official" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Title	Department

3. State the names of each "board member" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Board, Commission or Committee

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Weslaco, Texas as changes occur.

Certifying Person: Luis A. Figueroa

Title: AIA-Principal
(Type or Print)

Signature of Certifying Person: 

Date: 1/24/24
(Type or Print)

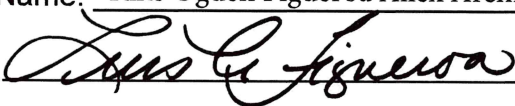
**VENDOR ACKNOWLEDGMENT FORMS
CITY OF WESLACO
NON-COLLUSIVE BIDDING CERTIFICATION**

I/We have read instructions to bidder and specifications. My/Our bid conforms with all specifications, conditions, and instructions as outlined by *CITY OF WESLACO*. Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF WESLACO for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this RFQ, certifies and represents to the CITY OF WESLACO that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this RFQ; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFQ; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF WESLACO concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this RFQ; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF WESLACO in return for the person having exercised the person's official discretion, power or duty with respect to this RFQ; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF WESLACO in connection with information regarding this RFQ, the submission of this RFQ, the award of this RFQ or the performance, delivery or sale pursuant to this RFQ.

Date: 1/24/24

Company Name: Rike Ogden Figueroa Alex Architects Inc.

Signature: 

Title: AIA - Principal

Note: This form must be filled in and submitted with SOQ package

CERTIFICATION FORM

DEBARMENT, SUSPENSION, AND OTHER INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTIONS

The bidder certifies that neither the bidder, its third-party subcontractors, nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

SIGNATURE *Rike Ogden Figueroa* TITLE AIA - Principal

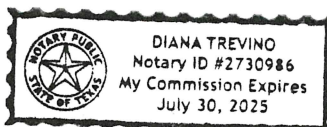
COMPANY Rike Ogden Figueroa Allex Architects Inc DATE 1/24/24

State of Texas, County of Hidalgo

Subscribed and sworn to before me this day Jan 24th of , 2024.

Notary Public *[Signature]*

My Appointment Expires July 30, 2025



AUTHORIZED CONTACT FORM:

This RFQ has been issued by City of Weslaco Purchasing Office. The Purchasing Office shall be the vendor's sole point of contact with regard to the RFQ, its content, and all issues concerning it.

All communication regarding this RFQ shall be directed to the City of Weslaco's Purchasing Agent. The Purchasing Agent facilitating this RFQ is identified on page 2, along with his or her telephone number, and he or she shall be the primary point of contact for discussions or information pertaining to the RFQ. Contact with any other City representative, including elected officials, for the purpose of discussing this RFQ, its content, or any other issue concerning it, is prohibited unless authorized by the Purchasing Agent.

Violation of this clause, by the vendor having unauthorized contact (verbally or in writing) with such other City representatives, may constitute grounds for rejection by the Purchasing Office of the vendor's bid/response.

The above stated restriction on vendor contact with City representatives shall apply until the City has awarded a purchase order or contract to a vendor or vendors.

SIGNATURE *Rike Ogden Figueroa* TITLE AIA - Principal

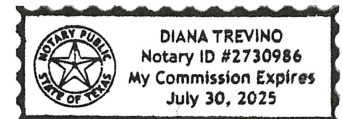
COMPANY Rike Ogden Figueroa Alex Architects Inc. DATE 1/24/24

State of Texas, County of Hidalgo

Subscribed and sworn to before me this 24 day of January, 2024.

Notary Public *[Signature]*

My Appointment Expires: July 30, 2025





Standardized Agenda Request Form

Date of Meeting: April 18, 2024		Agenda Item No. (to be assigned by CSO): 2024-131	
From: ANDREW MUNOZ			
Subject: Discussion and interview firms and possible action on the selection and authorize Staff to negotiate a contract for RFQ No.: 2023-24-01 Professional/Consulting Services for the Evaluation/Analysis of Infrastructure related to Water and Wastewater Facilities and Utility Management and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)			
Background: As authorized by the city commission, staff solicited an RFQ for the analysis of the city's infrastructure. The advertisement was for 30 consecutive days. We received six (6) responses (Ambiotec, Carollo, CB3, Enprotect, Halff and Sames). Based on the committee's review, Carollo Engineers was ranked the highest. Staff requests authorization to begin negotiating an agreement with Carollo Engineering.			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
ANDREW MUNOZ Martin Garza		Created/Initiated Pending	
City Manager Comments:			
Staff Recommendation: Staff recommends approval.			
Attachments, if any: EVALUATION MATRIX 2023-24-01			
Responsibilities upon Approval: Execute an agreement.			

CITY OF WESLACO

PROFESSIONAL/CONSULTING SERVICES FOR THE EVALUATION/ANALYSIS OF INFRASTRUCTURE

RELATED TO WATER AND WASTEWATER FACILITIES AND UTILITY MANAGEMENT SERVICES / RFQ NO.: 2023-24-01 - SCORING MATRIX

	EVALUATOR	AMBIOTTEC	CAROLLO	CB3	ENPROTEC	HALFF	SAMES
1. General approach for carrying out the scope of work.	MPT FARIAS	20	20	17	19	20	19
	ANDREW MUNOZ	20	20	20	20	20	20
	DAVID ARCE	18	19	17	19	19	18
	ALBERT ALDANA	17	20	15	18	17	16
	MARCELO COSME	18	19	17	18	19	18
	HOMER RHODES	20	19	19	20	20	19
CRITERIA 1 AVERAGE	MAX 20 POINTS	18.83	19.50	17.50	19.00	19.17	18.33
2. Familiarity with rules and regulations of various agencies involved in the project.	MPT FARIAS	20	20	15	20	19	19
	ANDREW MUNOZ	20	20	20	20	20	20
	DAVID ARCE	18	18	17	18	18	17
	ALBERT ALDANA	16	19	10	17	16	16
	MARCELO COSME	18	20	15	18	19	16
	HOMER RHODES	20	20	20	20	20	20
CRITERIA 2 AVERAGE	MAX 20 POINTS	18.67	19.50	16.17	18.83	18.67	18.00
3. Qualifications of the proposed project team.	MPT FARIAS	20	18	15	18	19	17
	ANDREW MUNOZ	20	20	20	18	20	20
	DAVID ARCE	18	18	16	18	18	17
	ALBERT ALDANA	18	19	10	17	17	15
	MARCELO COSME	19	20	15	19	20	16
	HOMER RHODES	20	20	19	19	20	20
CRITERIA 3 AVERAGE	MAX 20 POINTS	19.17	19.17	15.83	18.17	19.00	17.50
4. Past experience with and record of performance on similar projects including quality of work and ability to meet schedules.	MPT FARIAS	20	20	5	20	20	19
	ANDREW MUNOZ	16	16	14	18	18	12
	DAVID ARCE	18	19	17	19	18	18
	ALBERT ALDANA	15	19	15	18	14	15
	MARCELO COSME	20	19	13	20	18	15
	HOMER RHODES	18	19	17	19	19	16
CRITERIA 4 AVERAGE	MAX 20 POINTS	17.83	18.67	13.50	19.00	17.83	15.83
5. Availabilty to perform work.	MPT FARIAS	10	10	8	10	10	10
	ANDREW MUNOZ	10	10	7	7	10	10
	DAVID ARCE	10	10	10	10	10	10
	ALBERT ALDANA	9	10	5	8	9	8
	MARCELO COSME	10	10	10	10	10	10
	HOMER RHODES	10	10	8	8	10	10
CRITERIA 5 AVERAGE	MAX 10 POINTS	9.83	10.00	8.00	8.83	9.83	9.67
6. Office location and/or team member's exceptionally qualified experience.	MPT FARIAS	9	8	6	8	8	8
	ANDREW MUNOZ	8	10	4	7	10	10
	DAVID ARCE	10	10	10	10	10	10
	ALBERT ALDANA	8	10	5	8	8	8
	MARCELO COSME	10	10	10	10	10	10
	HOMER RHODES	9	10	8	8	9	9
CRITERIA 6 AVERAGE	MAX 10 POINTS	9.00	9.67	7.17	8.50	9.17	9.17
AVERAGE BY EVALUATOR	MPT FARIAS	99.00	96.00	66.00	95.00	96.00	92.00
AVERAGE BY EVALUATOR	ANDREW MUNOZ	94.00	96.00	85.00	90.00	98.00	92.00
AVERAGE BY EVALUATOR	DAVID ARCE	92.00	94.00	87.00	94.00	93.00	90.00
AVERAGE BY EVALUATOR	ALBERT ALDANA	83.00	97.00	60.00	86.00	81.00	78.00
AVERAGE BY EVALUATOR	MARCELO COSME	95.00	98.00	80.00	95.00	96.00	85.00
AVERAGE BY EVALUATOR	HOMER RHODES	97.00	98.00	91.00	94.00	98.00	94.00
TOTAL POINTS	MAX 100 POINTS	93.33	96.50	78.17	92.33	93.67	88.50
	AMBIOTTEC	CAROLLO	CB3	ENPROTEC	HALFF	SAMES	
RANK	3	1	6	4	2	5	



Standardized Agenda Request Form

Date of Meeting: April 18, 2024		Agenda Item No. (to be assigned by CSO): 2024-93	
From:			
Subject: Discussion and interview firms and possible action on the selection and authorize Staff to negotiate a contract for RFQ 2023-24-18 for Engineering/Planning Services to Conduct Feasibility Studies for Street and Utility Impact Fees and to update the City's Subdivision, Zoning and Building Ordinances process and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)			
Background:			
Funding Source (budget code, if applicable):			
Amount:	Term of Impact:	Identified in Current Budget:	
Additional Action Prompted:			
If item previously considered, provide date and action by Commission:			
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:			
Advisory Review, if any (name of board/committee, date of action, recommendation):			
NORMA CANTU Martin Garza		Created	
City Manager Comments:			
Staff Recommendation:			
Attachments, if any: TRIMAD RFQ2023-24-18, AbleCity RFQ2023-24-18			
Responsibilities upon Approval:			

STATEMENT OF QUALIFICATIONS

CITY OF WESLACO

RFQ NO. 2023-24-18

**REQUEST FOR QUALIFICATIONS FOR
ENGINEERING/PLANNING SERVICES
TO CONDUCT FEASIBILITY STUDIES
FOR STREET AND UTILITY IMPACT
FEES AND TO UPDATE THE CITY'S
SUBDIVISION ZONING and BUILDING
ORDINANCES**



Firm Number F-18526

1803 Mozelle St.
Pharr, TX 78577
(956) 688-8860

Prepared For:
City of Weslaco

Date:
April 4, 2024



April 4, 2024

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

SUBJECT: Request for Statement of Qualifications RFQ No. 2023-24-18 For Engineering/Planning Services to Conduct Feasibility Studies for Street and Utility Impact Fees and to Update the City's Subdivision, Zoning, and Building Ordinances

Dear City of Weslaco,

Trimad Consultant, L.L.C. (TRIMAD) is pleased to submit its Company's Staff Portfolio for the Request for Statement of Qualifications of the above-mentioned project. Mr. Ricardo Salazar, P.E. President, has over 20-Years of experience with projects throughout the Rio Grande Valley (RGV) and South Texas Region. Mr. Salazar has worked in the RGV his entire career in Civil Engineering applications, Construction Management, Construction, Surveying, Development, Paving and Drainage projects. Mr. Salazar has served the Cities of Pharr, Elsa, Weslaco, Donna, Edinburg, Sullivan City, Rio Grande, Roma, McAllen Public Utility (MPU), and Brownsville Public Utility Board (BPUB) among others. Projects delivered include wastewater treatment, lift stations, recycle pump stations, water treatment, water main, water transmission main, elevated storage tanks, water and wastewater master planning, water and wastewater modeling, and construction management. Trimad is currently working with City of San Juan in updating their Subdivision Standards Manual.

We have carefully selected our teaming partners to augment our resume and provide a deeper bench. TRIMAD has included GIC (Javier Garcia, P.E.) who will assist with design support, LeFevre Engineering (Richard LeFevre, P.E.) who is land use and environmental expert and CSRS (Donald Brinkman, P.E.) who will assist with services to conduct feasibility studies for street and utility impact fees. Mr. Garcia, Mr. LeFevre, and Mr. Brinkman have worked in the Rio Grande Valley area and are familiar with local standard and has previously collaborated with TRIMAD on projects throughout the Rio Grande Valley.

We are committed to assisting the City of Weslaco in any infrastructure project by providing both efficient and innovative cost-effective solutions. TRIMAD being a local firm located in Pharr, Texas, we are positive that we can provide fast and effective engineering solutions for any project challenge.

TRIMAD thanks you for this opportunity to serve the City of Weslaco.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ricardo Salazar", with a long, sweeping horizontal line extending to the right.

Ricardo Salazar, P.E.
President

TABLE OF CONTENTS



City of Weslaco

Section 1: Firm Identification

Section 2: Statement of Understanding

Section 3: Methodology

Section 4: Scope of Work

Section 5: Timetable/Schedule

Section 6: Project Team/Personnel

Section 7: Individual Qualifications and Experience

Section 8: Appendix

- References**
- Required Forms**
- Certificates**



Section 1

FIRM IDENTIFICATION

FIRM IDENTIFICATION



City of Weslaco

Firm Identification

Trimad Consultants, L.L.C. (TRIMAD) is pleased to provide our response to solicitation No. 2023-24-18, *Request for Qualifications for Engineering/ Planning Services to Conduct Feasibility Studies for Street and Utility Impact Fees and to Update the City's Subdivision, Zoning and Building Ordinances*. TRIMAD is a civil engineering firm that was incorporated in 2017 but didn't practice until 2019. Although TRIMAD is a new firm, our TEAM has extensive experience in delivering an array of complex projects with a strong emphasis in supporting municipal and private infrastructure including roadway, transportation, stormwater management, drainage improvements, wastewater treatment, sanitary sewer collection, water treatment plant, and water distribution projects.



Contact:

Trimad Consultants, LLC
TBPE Firm No. F-18526
Mr. Ricardo Salazar, P.E.
President
1803 Mozelle Street
Pharr, Texas 78577
(956) 688-8860
rsalazar@trimadstx.com

Certifications

TRIMAD is certified by the South-Central Texas Regional Certification Agency as an Emerging Small Business Enterprise (ESBE), Hispanic American Business Enterprise (HABE), Minority Business Enterprise (MBE), Small Business Enterprise (SBE). Trimad is also certified by Tx Dot Disadvantaged Business Enterprise (DBE), SBA HUBZone and SBA 8(a).



Unique Qualifications and Specialized Design Experience

Mr. Ricardo Salazar has over 20 years of experience in Civil Engineering and has worked for a variety of civil engineering firms and construction firms to further his knowledge to succeed in the field. Mr. Salazar is passionate and ensures the work needed will be done with. The TRIMAD team has 6 young and thriving graduate engineers with under 4 years of experience, under the guidance of Mr. Ricardo Salazar, TRIMAD is confident the qualifications and design experience will outshine the competition. Mr. Salazar's extensive work can be found in **Section 7 Individual Qualifications and Experience**.

TRIMAD is dedicated to working in South Texas. Furthermore, we strongly encourage our references to be contacted. We take tremendous pride in our work and customer service. TRIMAD will ensure all work is successfully delivered and at upmost satisfaction to our clients. TRIMAD can serve its clients with a wide



FIRM IDENTIFICATION



City of Weslaco

range of services.

Statement of Availability and Commitment

Trimad understands that having experienced personnel that work well as a team and maintain communication with the client is key to the successful completion of any assignment. Trimad offers well-qualified professionals in planning, design, and construction with a history of excellent customer service. Trimad Consultants is a firm of 11 employees. TRIMAD Team consists of six graduate engineers and one Construction Manager that have each had experience under the guidance of Mr. Salazar.

Ricard Salazar, P.E. (Principals) is both a Project Manager and Principal-in-Charge. The principal is knowledgeable and an experienced leader that will ensure the team is well organized and receives the highest priority of available resources. The Leader of the different services are outlined in our organizational chart in **Section 6 Project Team/Personnel** with the leader of each service reporting directly to the principal for updates on project status and coordination issues.

The principal, who will be assigned Project Manager for the City of Weslaco, is available and the level of involvement in the technical design will depend on the specific project assignment. Generally, the Principal may be available to devote as much as 85% of time to City of Weslaco.

TRIMAD has included GIC (Javier Garcia, P.E.) who will assist with design support, LeFevre Engineering (Richard LeFevre, P.E.) who is land use and environmental expert and CSRS (Donald Brinkman, P.E.) who will assist with services to conduct feasibility studies for street and utility impact fees. Mr. Garcia and Mr. Brinkman have worked in the Rio Grande Valley area and are familiar with local standard and has previously collaborated with TRIMAD on projects throughout the Rio Grande Valley.

Ms. Trisha Salazar is the Office Manager in which will be the member of the team to ensure invoicing, insurance documents, contract terms, and any administrative tasks are conducted. Ms. Salazar will commit 30% of her time to the project when needed for the administrative tasks and QA/QC.

The TRIMAD team is confident and ensures the project will finish in a timely manner. Trimad has extensive experience working in task order arrangement. Trimad is currently serving the City of Pharr Utilities, the City of San Juan, and the City of Alamo. Trimad is currently successfully completing their assignments within the project schedule. Trimad establishes communication protocols at the design kickoff meeting and identify key project challenges and issues. Communication structure during the project includes routine updates with the PM and any sub-consultant representatives to check status, provide feedback, manage change, and maintain schedule. All documents prepared by The TEAM will be subjected to the following procedures before being submitted to the City of Weslaco for review. Our corporate policy is to review our standard checking

FIRM IDENTIFICATION



City of Weslaco

procedures, and if the peculiarities of the project require, modify them. All project related documents will be reviewed prior to submittal to the City of Weslaco.

Firms Proximity and Ability to Respond

The firm is located at 1803 Mozelle St. in Pharr, Tx. TRIMAD understands that there may be instances in which the City of Weslaco may need to have unplanned meetings at any time during the project and TRIMAD is dedicated to accommodate any meetings in any form, whether it may be in person, by phone or virtual at any time the team at the City of Weslaco may need to meet.

Litigation

TRIMAD is not involved or has been involved in any litigation against the firm or its constituents.



Section 2

STATEMENT OF UNDERSTANDING

STATEMENT OF UNDERSTANDING



City of Weslaco

Statement of Understanding

The City of Weslaco is seeking a Consultant Team to spearhead the development of a new Subdivision, Zoning, and Building Code Ordinances, aligning with the recently adopted Comprehensive Plan. The primary aim is to streamline and simplify zoning districts and regulations, ultimately delivering an editable, consolidated, and user-friendly format enriched with tables and illustrative graphics to articulate standards and regulations clearly.

Our firm pledges to engage high-level professionals to ensure the delivery of well-written and technically accurate products. We understand that meeting the project's specified time frame and budget is paramount.

Our approach will encompass the following key tasks:

- Preparation of new comprehensive Subdivision, Zoning, and Building Code Ordinances.
- Conducting feasibility studies for utility and street impact fees.
- Planning and executing associated public outreach and involvement activities.
- Optionally, developing a Zoning Handbook, Infill Guidelines Handout, and Objective Standards for Multi-Family Development Handout.

Recognizing the antiquated state of the City's current ordinances, which have undergone multiple amendments over decades, we acknowledge the necessity for a complete overhaul, entailing the repeal and replacement of the existing code.

In delineating the scope of work, we will collaborate closely with City staff to establish the following:

- a. Goals and principles for update, aligning with Comprehensive Plan 2040 goals and policies, ensuring consistency with State and Federal law, and prioritizing transparency, predictability, and consistency in the development review process standards. Also, promoting economic development and coordinate with the concurrent Housing Element update process.
- b. Background review, which entails reviewing key policies and development standards from relevant documents and conducting a community tour to inform the recommended approach and strategy.
- c. Public outreach, incorporating workshops and digital participation avenues to engage stakeholders and facilitate feedback.

STATEMENT OF UNDERSTANDING



City of Weslaco

- d. Drafting of Subdivision and Zoning Codes, addressing various topics such as utility and street impact fees, zoning administration, permitted and conditionally permitted uses, and overlay districts.
- e. Integration of the new ordinances into user-friendly formats, ensuring accessibility and ADA compliance.
- f. Zoning Map revisions, coordinating with City staff to simplify and update zoning districts.
- g. Project schedule, providing an anticipated timeline for completion and adoption by December 2024.
- h. Deliverables, including complete Zoning Code and Zoning Map in both hard copy and electronic formats for each draft.

In summary, our understanding of the project aligns with the City's vision to modernize and enhance its zoning regulations in accordance with Comprehensive Plan 2040 objectives. We are committed to delivering a comprehensive and user-friendly set of ordinances that will promote economic development, community engagement, and efficient land use practices.



Section 3

METHODOLOGY

METHODOLOGY



City of Weslaco

In response to the Methodology section of the Request for Qualifications, our approach is designed to meet the structured and efficient requirements outlined by the City of Weslaco. We understand the importance of conducting this project with precision and clarity to achieve the desired outcomes effectively.

Our methodology involves a systematic approach tailored to address the specific needs outlined in the request. Leveraging our expertise in civil engineering and planning services, we will commence with a comprehensive analysis of the existing conditions and project objectives. This will include a thorough review of the current Subdivision, Zoning, and Building Code Ordinances, aligning them with the recently adopted Comprehensive Plan.

Familiarity with Applicable Rules and Regulations

Trimad has delivered a multitude of projects similar to those anticipated to be undertaken by City of Weslaco. This includes subdivision standard manuals, wastewater works, roadway reconstruction and drainage improvements. Clients we have served are listed in **Section 8 Appendix** under **References** and include several high-profile entities from the Rio Grande Valley. Based on our experience we are confident that our team is well qualified to assist City of Weslaco.

Trimad has a long history of working in the Rio Grande Valley and South Texas Region. Trimad is experienced in delivering a wide range of engineering services from planning to final construction. Provided below are examples of projects Trimad is currently working on or recently delivered.

- Subdivision Standards Manual
- Feasibility Study Report
- Program Management
- Project Engineering Design Report/permitting application assistance.
- Civil Design, Specifications, and preparation of Construction Documents
- Construction Cost Estimating
- Construction Contract Administration and Inspection

Similar to most Texas clients, the City of Weslaco has multiple challenges. How to deal with a growing population and how best to stretch its budget to provide all the necessary services and infrastructure.

Quality Assurance

The TEAM will employ a Total Quality Management (TQM) Program on all the projects we undertake and for the City of Weslaco contract. The TEAM will assign a knowledgeable and experienced team member to lead

METHODOLOGY



City of Weslaco

the various tasks to minimize errors and omissions. His/her responsibility is to check the project and ensure the firm's Quality Control (QC) Program is executed properly. The plans will be reviewed during project milestones to determine if the proposed designs are safe and provide adequate consideration to constructability and value engineering. Throughout the QA/QC Process, the design and consideration of utility will be closely observed to minimize conflicts. The plans will be reviewed to identify drafting and design discrepancies and to verify that the plans are in compliance with the respective design manuals. The Trimad TEAM is fully committed to our QA/QC Program. The TEAM recognizes that QA/QC requires relentless and unending effort by top management with participation by all employees. We also believe in the definition of quality as conformance with requirements like those of TxDOT, plus any industry, professional or governmental standards that may be applicable. The TEAM QA/QC process reflects a philosophy that emphasizes the prevention of errors, rather than merely checking and counting. All documents prepared by The TEAM will be subjected to the following procedures before being submitted to the City of Weslaco for review. Our corporate policy is to review our standard checking procedures, and if the peculiarities of the project require, modify them. All project related documents will be reviewed prior to submittal to the City of Weslaco.



Section 4

SCOPE OF WORK

SCOPE OF WORK



City of Weslaco

Specific Project Approach

In response to the Scope of Services outlined in the Request for Qualifications, we offer a comprehensive understanding of the project's objectives and challenges. Our approach is rooted in addressing the primary issues identified by the City of Weslaco while proposing effective strategies to achieve the desired outcomes.

Upon selection our team would meet with City of Weslaco to refine the scope of engineering/planning services and to solidify the City's long-term goals and expectations for that particular assignment. The final project scope will be defined and our team will prepare a work plan that will establish schedules for the work. We follow a basic conventional project approach that is simple yet effective.

To ensure efficiency and effectiveness, we will adhere to a structured process that includes the following key steps:

- ⇒ Initial Assessment: We will conduct a detailed evaluation of the current ordinances and identify areas requiring updates or revisions to streamline zoning districts and regulations.
- ⇒ Stakeholder Engagement: Recognizing the importance of community involvement, we will facilitate public outreach activities to gather feedback and insights from stakeholders, including community members, city officials, and relevant commissions.
- ⇒ Feasibility Studies: Our team will conduct in-depth feasibility studies for utility and street impact fees, employing rigorous analysis methods to assess potential impacts and propose viable solutions.
- ⇒ Code Development: Building upon the goals and principles outlined by the City, we will develop new Subdivision, Zoning, and Building Code Ordinances that reflect best practices, adhere to state and federal laws, and promote economic development and community well-being.
- ⇒ Public Outreach and Engagement: We will incorporate a robust public outreach component, including workshops, digital participation tools, and regular updates to ensure transparency and foster community involvement throughout the process.
- ⇒ Drafting and Revision: Our consultants will prepare draft ordinances and zoning maps, incorporating feedback from stakeholders and city staff to refine and finalize the documents.
- ⇒ Integration and Delivery: We will work closely with city staff and information technology vendors to ensure seamless integration of the new codes into user-friendly formats, complying with accessibility standards and providing both hard copy and electronic versions of the deliverables.
- ⇒ Project Management: Throughout the project, we will maintain open communication channels, schedule regular working sessions with city staff, and provide detailed progress reports to track milestones and ensure timely completion by the specified deadline.
- ⇒ Optional Tasks: Our approach to these optional tasks is rooted in collaboration and feasibility, ensuring that the selected option aligns with the unique needs and priorities of the City of Weslaco. After reviewing Weslaco's goals and priorities, TRIMAD recommends option 3. This document will provide clear guidance

SCOPE OF WORK



City of Weslaco

on when and how these standards may be utilized, enhancing consistency and transparency in the development review process.

By following this structured methodology, we are confident in our ability to deliver a high-quality outcome that meets the objectives of the City of Weslaco, streamlines zoning and building regulations, and promotes sustainable growth and development within the community.



Section 5

TIMETABLE/SCHEDULE

* Information purposes only. Dates will be defined with City Staff

PROJECT TITLE	RFQ No. 2023-24-18	COMPANY NAME	Trimad Consultants LLC
PROJECT MANAGER	Ricardo Salazar, P.E.	DATE	4/3/2024

Task #	TASK TITLE	DURATION (WEEK DAYS)
1	Goals/Principals for update	8
	Kick off meeting with City Staff	1
	Background view with City Staff	2
	Develop an approach meeting priorities	5
2	Public Outreach	15
	Develop public outreach component	15
3	Draft Subdivision and Zoning Codes	37
4	Integration of New Ordinances	30
5	Zoning Map Revisions	30
6	Optional Tasks	20
	Option 3 - Objective Standards for Multi-Family Development Handout	20
7	Deliverables	35
	Administrative Draft	10
	Public Review Draft	10
	Revised Public Review Draft	5
	Final Draft for final City Commission Hearings	10
TOTAL PROJECT DAYS:		175

Project Duration= 175 Working Days
Approx. 9 Months
Estimated Begin: 1/02/24
Estimated End: 12/01/2024

NOTE:
Milestones in **BOLD**



Section 6

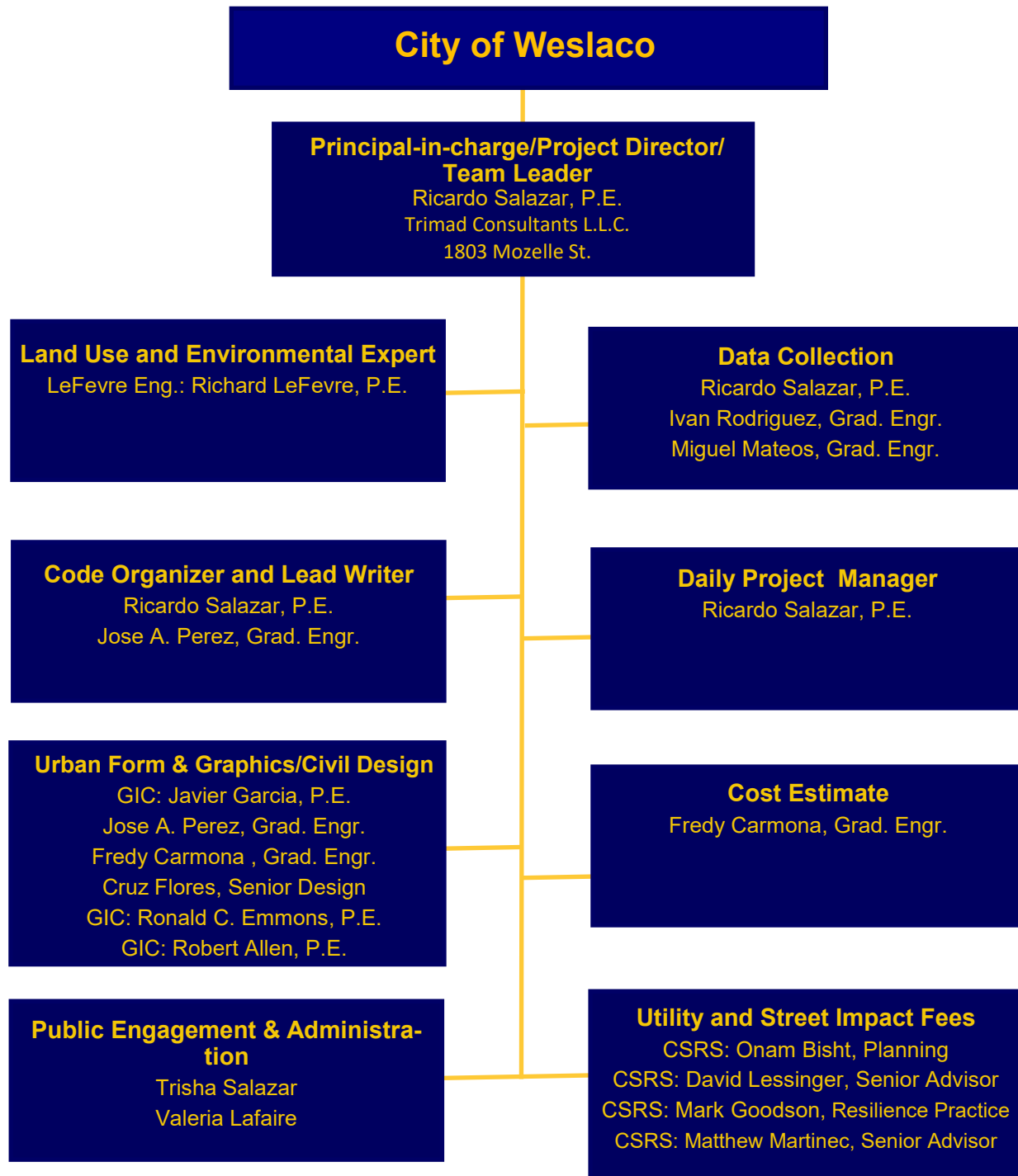
PROJECT TEAM/ PERSONNEL

PROJECT TEAM/PERSONNEL



City of Weslaco

Organizational Chart



PROJECT TEAM/PERSONNEL



City of Weslaco

The Key Project Personnel is noted below:

Trimad: Ricardo Salazar, P.E.

GIC: Javier Garcia, P.E.

CSRS: Donald Brinkman

LeFevre Engineering: Richard LeFevre, P.E.

Trimad Staff List

Trimad Consultants, L.L.C.	
Personnel	Discipline
Ricardo Salazar, P.E.	Professional Engineer / President
Jose A. Perez	Graduate Engineer
Fredy Carmona	Graduate Engineer
Alfonso Guzman	Graduate Engineer
Miguel Mateos	Graduate Engineer
Ivan Rodriguez	Graduate Engineer
Cruz Flores	Senior Designer
Sam Roman	Designer
Rene Salazar	Construction Manager
Trisha M. Salazar	Office Manager/Public Engagement
Valeria Lafaire	Administrative Assistant

PROJECT TEAM/PERSONNEL



City of Weslaco

Subconsultant's Staff List

CSRS, L.L.C.	
Personnel	Discipline
Donald Brinkman, PE	Principal
Onam Bisht, AICP, SITES AP, LEED AP ND, APA	Architect/Planner
David Lessinger	Senior Advisor, Resilience Practice
Mark Goodson	Principal & Resilience Practice Lead
Matthew Martinec	Senior Advisor, Planning & Government

Garcia Infrastructure Consultants (GIC), L.L.C.	
Personnel	Discipline
Javier Garcia, P.E.	Professional Engineer, Project Manager
Ronald C. Emmons, P.E.	Professional Engineer
Robert Allen, P.E.	Professional Engineer

LeFevre Engineering, L.L.C.	
Personnel	Discipline
Wesley Richard LeFevre, P.E., C.F.M.	Professional Engineer/ Cert. Floodplain Manager

Key Team Members Qualifications and Experience

Please see the following pages for the Key Team Members resumes.



Section 7

INDIVIDUAL QUALIFICATIONS and EXPERIENCE

**Ricardo Salazar,
President & Principal
P.E.**



EMPLOYMENT

TRIMAD Consultants, L.L.C.
Pharr, TX
December 2017—Present

GIC, L.L.C.
Pharr, TX
September 2017—December
2017

S& GE, L.L.C.
Pharr, TX
March 2013—September 2017

Tropical Construction
San Antonio, TX
July 2012—March 2013

SAMES, Inc
Pharr, TX
June 2003—March 2012

Bain, Medina, Bain Engineer
San Antonio, TX
September 2006—May 2007

JE Saenz & Associates
Edinburg, TX
May 2003-August 2006
May 2007-May 2009

EDUCATION

- Associates of Science in Civil Engineering
South Texas College,
2001
- Bachelor of Science in Civil Engineering
Texas A&M Kingsville, 2003

PROFESSIONAL LICENSE

Texas P.E. No. 125392

INDUSTRY TIME

20 Years

PROFESSIONAL AFFILIATIONS

- ⇒ Alamo EDC
 - Executive Board Member
(former Board President)
- ⇒ Member of Water Environment Association of Texas (WEAT)
- ⇒ Member of American Water Works Association (AWWA)
- ⇒ Member of the American Society of Civil Engineers (ASCE)
- ⇒ PSJA ISD Engineering Student Chapter Liaison

PROFESSIONAL EXPERIENCE

Ricardo Salazar, Professional Engineer, has over 20 years of experience in a broad range of Civil Engineering areas which include roadway, drainage, utilities, etc. His knowledge and experience have been gained mainly by working with the South Texas Region and its community. Areas that Mr. Salazar has served include the City of Pharr, City of Edcouch Elsa, City of Weslaco, City of Edinburg, City of McAllen, City of Brownsville, City of La Joya, San Antonio Water Supply Corporation, as well as the Counties of Hidalgo, Starr, Cameron, and Willacy.

RELATED PROJECTS

City of Pharr Improvements Project, Pharr, Texas

Mr. Salazar has applied his knowledge to various projects involving the City of Pharr. Many of these projects include utilities, existing right-of-way, assessments, and design of new street improvements for the installation of underground infrastructure within a street paved section. The recent projects completed are as follows:

- * Sanitary Sewer Collection System Improvements
- * Water Transmission Main Improvements
- * Eldora Elevated Storage Tank / Collection System Improvements

City of Pharr NW Collection System Improvements and Lift Station Elimination Project, Pharr, Texas

Mr. Salazar is the assigned Project Manager involved in the planning and design phase of this project. Construction is due to commence in approximately 3 months. During the construction phase of the project, Mr. Salazar will be conducting the critical changes required due to unforeseen and poorly documented record drawings of existing underground infrastructure within project limits, if necessary. In addition, he will conduct construction meetings, submittal reviews, respond to Request for Information (RFI) and Request for Proposals (RFP), construction inspections, approvals of pay requests, review of charge orders, and project completion / close-out.

City of Pharr Water and Wastewater Master Plan, Pharr, Texas

This project involved the analysis of the wastewater treatment plant and collection system to assist the City in developing a capital improvement plan to meet future demands and regulatory requirements. The scope of work included analyzation of existing water and wastewater

treatment plants, the collection and distribution system. The tasks also included proposed system alignments, pipe sizing, crossing, and estimates. The completed master plan was designed for 20-year duration.

City of Pharr Wastewater Collection and Lift Station Design Project, Pharr, Texas

The project tasks included the preparation of a wastewater collection system hydraulic model and master plan, design of 23 Miles of wastewater pipelines ranging diameter from 12 inches to 36 inches, decommission 23 lift stations, and design of three (3) new lift stations ranging from 2.4 to 8 mgd. Mr. Salazar was involved during the planning, design, and construction stages of the project. Mr. Salazar conducted critical changes caused by unforeseen and poorly documented record drawings of existing underground infrastructure. Tasks also included meetings, review of submittals, responses to RFI's and RFP's, construction inspections, review and approval of pay requests, review of change orders, etc.

North McAllen WWTP Improvements and Recycle Pump Station, MPU, McAllen, Texas

The purpose of this project involved miscellaneous improvements to reliably produce Type 1 Reclaim Water with inclusion of a storage basin, effluent disk filters, chlorine disinfection, and a recycle pump station. The system was designed to filter all water from the plant and pump station designed to meet 5-mgd peak demand. Mr. Salazar conducted critical changes caused by unforeseen and poorly documented record drawings of existing underground infrastructure. Tasks also included meetings, review of submittals, responses to RFI's and RFP's, construction inspections, review and approval of pay requests, review of change orders, etc.

Hidalgo County Wide Paving and Drainage Improvements (Border Colonia Project), Hidalgo, Texas

Mr. Salazar assisted Precinct No. 1, 2, and 4 on paving and drainage projects throughout the county of Hidalgo. The scope of work involved cost estimates, review of plans, development of proposals, preparation of design and specifications. Routine visits were made to the work site in order to maintain the schedule. Weekly and monthly conferences were held in relation to each project.

Starr County Wide Paving and Drainage Improvements (Border Colonias Project), Starr, Texas

Mr. Salazar assisted the Starr County Precinct involving paving and drainage projects. Additional project tasks include design drawings for road and drainage improvements, periodic site visits for project completion tracking, weekly and monthly conferences for each related project, surveying, and quality control management. The project consisted of drainage and reconstruction of Athens Road for widening of a 24 feet cross section approximately 1 Mile long. Coordination and communication with TxDOT was necessary, as TxDOT was also reconstructing approximately 1 Mile of road tied to this project.

Hurricane Dolly Relief Program / Texas Department of Rural Affairs – Disaster Recovery (TDRA-DR) Round I & II Program – Starr, Hidalgo, Duval and Kleberg County

Mr. Salazar assisted in the designs for road and drainage improvement projects delivered under the Hurricane Dolly TDRA-DR Round I and II programs. The design provided plans and specifications, SW3P, traffic control, and surveying services needed. The project also included street replacement and drainage infrastructure improvements such as culverts, drainage channels, curb inlets, junction boxes, grated inlets, etc. Specific locations for related projects are the Balcones Height Subdivision (Penitas, TX), City of Pharr Downtown Drainage (Pharr, TX), Hutto Road Roadway Drainage (Donna, TX), Catalina Subdivision Drainage (Progreso, TX) and Vales Subdivision Drainage Channel Interceptor (Sullivan City, TX).

IH 37 Hurricane Evacuation Route Improvements, San Antonio, Texas

Mr. Salazar completed the design plans for the expansion of approximately 8 miles of IH 37. The designs included plan and profile sheets, control plans, and small / large bridge sign. TxDOT regulations and design requirements were followed and implemented.

City of San Antonio Paving and Design Improvements, San Antonio, Texas

Mr. Salazar assisted in the design plans for various COSA projects. The designs included plan and profile sheets, traffic control plans, SW3P, and existing and proposed requirements. COSA rules and regulations were implemented.

JOSE A. PEREZ, Graduate Engineer



EDUCATION

Bachelor of Science in Civil
Engineering
UTRGV, 2017

INDUSTRY TIME

4 Years

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

- ⇒ Member of Water Environment Association of Texas (WEAT)
- ⇒ Member of American Water Works Association (AWWA)
- ⇒ Member of the American Society of Civil Engineers (ASCE)

COMMUNITY SERVICE

- PSJA ISD (Pharr, TX)
- ⇒ PSJA ISD Engineering Student Chapter Liaison

PROFESSIONAL EXPERIENCE

Mr. Perez has approximately 4 years of broad range experience in all related field of Civil Engineering which includes sewer networks, reports and construction estimates, and roadway / drainage improvements. His experience has been proudly based in the Rio Grande Valley. The agencies to have received his assistance include the City of Pharr, City of Alamo, City of San Juan, City of Donna, and Brownsville Public Utilities (BPU).

RELATED PROJECTS

Rudy's Lift Station and Force Main - Pharr, Texas

Mr. Perez is assisting with the design of this project which consists of the relocation of the lift station located next to Rudy's Country Store & Bar-B-Q and the force main. It includes the installation of approximately 4,700-lf of 10-inch pipe. The scope of work included an analysis of existing water, wastewater, and irrigation lines from as-builts to check for easements. He was consistently in contact with phone and gas companies for inquiries related to existing underground lines and is currently under design phase. The alignment starts from Eldora Road and will go north to Nolana Road on the right side of the drain ditch, it then proceeds to the east to Rudy's and connects to the newly relocated lift station.

Gravity Line and Abandonment of Lift Station #29 and #33 - Pharr, Texas

Mr. Perez is assisting in the design of this project which consists of the abandonment of two lift stations (#29 & #33) and installation of a gravity line. It includes the installation of approximately 2,900-lf of 15-inch, 1,400-lf of 18-inch, and 2,900-lf of 24-inch pipe. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with phone and gas companies for inquiries related to existing underground lines and is currently under design phase. Mr. Perez has coordinated with TxDOT / AEP for permit acquisition and crossing permit from Hidalgo County Irrigation District No. 2. (HCID No. 2). The alignment starts from Sioux Road and will go north to Eldora Road on the left side of the drain ditch, and it will switch to the right side before crossing the drain ditch (H.C.D.D No. 1) which then goes west crossing Sugar Road in between Sugar and Jackson Road it will go north to connect with lift station #29. Mr. Perez is assisting with the paving design of Eldora Road which consists of the reconstruction of the road, where gravity is going to be installed, of 2,800 linear feet. The paving of this project will commence from Allen and William Arnold Elementary School and will finish halfway between Jackson Road and Sugar Road.

City of Alamo CDBG - MIT Project - Alamo, Texas

Mr. Perez is assisting the City of Alamo in designing proposed improvements and calculating estimates corresponding to the 2015, 2016, and 2018 Texas General Land Office (TxGLO) funding applications. The City Board Members provided their assistance in selecting the most impacted areas impacted by recent flooding due to natural disasters. Based on the information gathered, certain estimates were developed respecting the grant budget. The applications' estimates consisted of the proposed drainage system, water plant improvements, street improvements, sewer improvements, and replacing existing clay lines.

WWTP Headworks Improvements - Pharr, Texas

Mr. Perez is currently assisting in the project design which requires the demolition and replacement of the existing headworks and associated lift station. It includes the redirection of the existing gravity flow mains from the City's sanitary sewer collection as well as the plant drain line to the new lift station. The scope of work includes calculating for wastewater flow projections to match the projected year 2040 plant flows, analyzing and designing new yard piping to accommodate to the upgraded headworks facility, and develop an opinion of probable construction cost (OPCC).

City of Donna CDBG-MIT Project - Donna, Texas

Mr. Perez assisted the City of Donna in designing proposed improvements and calculating estimates corresponding to the 2019 Texas General Land Office (TxGLO) Lower Rio Grande Valley Floods funding application. The City board members provided assistance in selecting the most impacted areas from recent flooding due to natural disasters. Based on the information that was gathered, certain estimates were developed respecting the grant budget. The applications' estimates consisted of proposed drainage system and sewer improvements.

I/2 – I-69C Interchange Project - Pharr, Texas

Mr. Perez provided assistance to Dragados - Pulice Joint Venture with the relocation of an existing sanitary sewer line which consisted of the abandonment of an existing 10-inch sanitary sewer line and redirected the flow to a southerly east direction. It included the installation of approximately 380-lf of 10-inch PVC sanitary sewer pipe. The scope of work included an analysis of existing water, wastewater, and drainage from as-builts. The alignment begins from the west ROW of North Cage Blvd. (I/69C) going southwest approximately 100-lf which then goes east to connect to an existing sanitary sewer manhole approximately 280-lf on E. Warren Ave.

City of Alamo Morningside South-Sewer Project - Alamo, Texas

Mr. Perez is assisting in the design of this project which consists of a new 0.31 MGD lift station, installation of a gravity line, and force main. It includes the installation of approximately 2,210-lf of 8-inch and 720-lf of 4-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies and City of Alamo Public Works personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts along Ridge Rd. and goes along Morningside South Subdivision alleys for the gravity line and East from starting point to an existing manhole in front of Mayfair Subdivision for the force main. The Lift Station will be installed in front of a proposed subdivision East of Morningside South Subdivision along Ridge Rd.

City of San Juan Lift Station No. 6 – San Juan, Texas

Mr. Perez is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 6 and installation of a gravity line. It includes the installation of approximately 1,318-lf of 24-inch and 68-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDOT, and City of San Juan Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Cesar Chavez Rd and goes South approximately 1,100-lf to the proposed lift station location. The force main will tie in to the existing force main located on the east side of Cesar Chavez. The Lift Station will be installed in front of a proposed subdivision (Oak Ridge Estates) and will be designed to service the majority of the north side of the City of San Juan.

FREDY CARMONA, Graduate Engineer



EDUCATION

Bachelor of Science in Civil
Engineering
UTRGV, 2021

INDUSTRY TIME

2 Years

AVAILABILITY

70%

PROFESSIONAL AFFILIATIONS

- ⇒ Member of Water Environment Association of Texas (WEAT)
- ⇒ Member of American Water Works Association (AWWA)
- ⇒ Member of the American Society of Civil Engineers (ASCE)

PROFESSIONAL EXPERIENCE

Mr. Carmona has approximately 2-year experience in the Civil Engineering field and is proudly based in the Rio Grande Valley. His most recent experience includes roadway, drainage, and civil sites. Under the supervision of Mr. Salazar, P.E., Fredy has been able to deliver in Civil Engineering Design, Construction Management, Paving / Road and Drainage improvements.

Mr. Carmona's experience also includes coordination with TxDOT and County officials for successful project completion of state funded projects.

RELATED PROJECTS

City of San Juan Alta Vista Sub Water & Sanitary Sewer Improvements Project – San Juan, Texas

Mr. Carmona is currently assisting the City of San Juan in the assessment and design of the water line system and sanitary sewer collection system improvements within Alta Vista Subdivision in the City of San Juan. The scope of work consists of the installation of approximately 1,584 lf of 8" C-905 DR PVC Water Line and 2,000 lf of 8" PVC sanitary sewer line. This project also consists of site preparation, sedimentation, erosion control and pavement repairs.

City of Alamo Sanitary Sewer Improvements Project – Alamo, Texas

Mr. Carmona is currently assisting the City of Alamo in the assessment and design of a proposed sanitary sewer collection system within Bonita Estates in the City of Alamo. The proposed sanitary sewer collection system within Bonita Estates in the City of Alamo. The scope of work consists of approximately 540 lf of 12" PVC, 1,040 lf of 10" PVC, and 3,180 lf of 8" PVC of sanitary sewer line to connect to an existing sanitary sewer collection system. This project also consists of site preparation, sedimentation, erosion control and pavement repairs.

City of San Juan Sanitary Sewer Improvements Project - San Juan, Texas

Mr. Carmona successfully assisted the City of San Juan in the assessment and design for the improvements to the existing sanitary sewer line within Iowa road in the City of San Juan. The scope of work consisted of approximately 194 lf of sanitary sewer line to connect to the existing sanitary sewer collection system. This project also consisted of site preparation, sedimentation, erosion control, and pavement repairs.

CSJ# 0921-02-311 North Alamo Road - Hidalgo, County

Mr. Carmona served in the project management team that assisted Hidalgo County to oversee the realigning of FM 1925 to 0.54mi. north of FM 1925 (North Alamo Rd). The project consisted of grading, cement treated subgrade, lime treated flexible base, drainage structures, asphalt concrete pavement, signing, delineation, and pavement markings.

CSJ# 0039-19-061 IH-2 - Cameron County

Mr. Carmona assisted and coordinated with TxDOT in the project management and inspection of the milling and overlay of Interstate Highway 2. The length of the project was approximately 9 miles eastbound and westbound of IH-2 from Hidalgo and Cameron County Line to Dixie Rd. The project consisted of milling, SMA overlay, and pavement markings.

ALFONSO GUZMAN, Graduate Engineer



EDUCATION

Bachelor of Science in Civil
Engineering
UTRGV, 2021

INDUSTRY TIME

2 Years

AVAILABILITY

70%

PROFESSIONAL AFFILIATIONS

- ⇒ Member of Water Environment Association of Texas (WEAT)
- ⇒ Member of American Water Works Association (AWWA)
- ⇒ Member of the American Society of Civil Engineers (ASCE)

PROFESSIONAL EXPERIENCE

Mr. Alfonso Guzman has gained 2-year of experience in the Civil Engineering field which includes the areas of roadway and drainage improvements. His experience is proudly based in the Rio Grande Valley. Under the supervision of Mr. Salazar, Alfonso has the ability to successfully deliver in civil engineering design, construction management, paving / roadway and drainage improvement projects.

Mr. Guzman has successfully coordinated with agencies such as TxDOT and county officials for completion involving state funded projects.

RELATED PROJECTS

CSJ# 0916-02-024 Riviera Sidewalk Project - Kleberg County

Mr. Guzman served by designing, coordinating, and generating estimates for the TxDOT project in Kleberg County. The project consisted of designing 0.42 mile, ADA compliant sidewalk that begins at the intersection of Highway 77 & E Willow Ave, continues East through a school zone, and ends at the north intersection of S 10th St & E S Blvd. The scope of work included an analysis of the existing site to determine proper drainage and to ensure that the sidewalk would not impede any storm water. Mr. Guzman communicated and coordinated with TxDOT personnel to verify the project plans reflected their standards and generated an estimate based on TxDOT bid items.

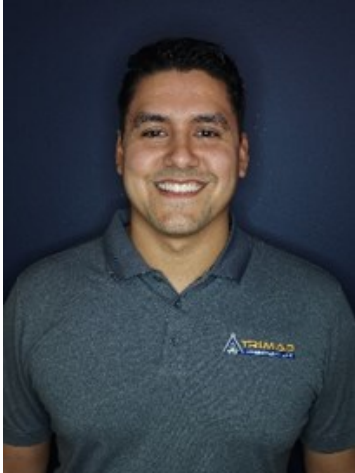
Celedon Therapy Clinic - McAllen, Texas

Mr. Guzman served with the design and coordination of a developing therapy clinic in McAllen, Texas at the intersection of N Jackson Road and E Nolana Avenue. The scope of work consisted of grading the proposed parking lot according to city ordinances and connecting on-site utilities to existing city infrastructure. Mr. Guzman was in charge of designing a civil engineering construction set of plans to be delivered to the City of McAllen and the awarded contractor. He was also involved in coordinating with the architect city officials in order to acquire site plan approvals and start the permit process to commence construction.

Subdivision Development Feasibility Studies - Rio Grande Valley

Mr. Guzman has been in charge of completing multiple subdivision development feasibility studies in various cities along the Rio Grande Valley which include Raymondville, Edinburg, Mission, and Alamo. The process includes staying in contact with city officials to ensure the development is in accordance with city codes and infrastructure. The report is composed of detailed exhibits, engineering estimates, drainage reports, and geographic data.

MIGUEL MATEOS, Graduate Engineer



EDUCATION

Bachelor of Science in Civil
Engineering
UTRGV, 2020

INDUSTRY TIME

1 Year

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

- ⇒ Member of Water Environment Association of Texas (WEAT)
- ⇒ Member of American Water Works Association (AWWA)
- ⇒ Member of the American Society of Civil Engineers (ASCE)

PROFESSIONAL EXPERIENCE

Mr. Mateos has 1 year experience in the Civil Engineering field. His most recent experience includes roadway, drainage, lift stations, and civil sites. Under the supervision of Mr. Salazar, P.E., Miguel has been able to deliver in Civil Engineering Design, Construction Management, Construction Staking, Topography, Paving / Road and Drainage improvements.

Mr. Mateos' experience also includes coordination with TxDOT and County officials for successful project completion of state funded projects.

RELATED PROJECTS

City of San Juan Alta Vista Subdivision Sanitary Sewer and Waterline Improvements Project – San Juan, Texas

Mr. Mateos assisted the City of San Juan in the assessment and design of the water line system and sanitary sewer collection system improvements within Alta Vista Subdivision in the City of San Juan. The scope of work consists of the installation of approximately 1,584 lf of 8" C-905 DR PVC Water Line and 2,000 lf of 8" PVC sanitary sewer line. This project also consists of site preparation, sedimentation, erosion control and 8536 sy mill and overlay.

Subdivision Development Feasibility Studies - Rio Grande Valley

Mr. Mateos has been in charge of completing multiple subdivision development feasibility studies in various cities which include Edinburg, Mission, and Alamo, Mercedes, and Bastrop. The process includes staying in contact and meeting with city officials to ensure the development is in accordance with city codes, ordinances, and infrastructure regulations. The report is composed of detailed exhibits, engineering estimates, drainage reports, and geographic data which provide all the information needed to see if a property is feasible for an investment opportunity.

City of Alamo Morningside South-Sewer Project - Alamo, Texas

Mr. Mateos is assisting in the topography and design of this project which consists of a new 0.31 MGD lift station, installation of a gravity line, and force main. The project includes the installation of approximately 2,210-lf of 8-inch and 720-lf of 4-inch force main. The scope of work includes an analysis of existing infrastructure including any water and sewer lines from as-builts. He maintains frequent contact with gas companies and City of Alamo Public Works personnel for inquiries related to existing underground lines and is currently under design phase. The alignment for this project's gravity line starts along Ridge Rd. on the Northeast corner of this subdivision and runs along the alleys. The force main runs from the new 0.31 MGD lift station to an existing manhole in front of Mayfair Subdivision.

The Lift Station will be installed in front of a proposed subdivision East of Morningside South Subdivision along Ridge Rd.

City of San Juan Lift Station No. 6 – San Juan, Texas

Mr. Mateos is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 6 and installation of a gravity line. It includes the installation of approximately 1,318-lf of 24-inch and 68-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with companies, TXDOT, and City of San Juan Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Cesar Chavez Rd and goes South approximately 1,100-lf to the companies, TXDOT, and City of San Juan Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase.

The alignment starts from the existing lift station along Cesar Chavez Rd and goes South approximately 1,100-lf to the proposed lift station location. The force main will tie in to the existing force main located on the east side of Cesar Chavez. The Lift Station will be installed in front of a proposed subdivision (Oak Ridge Estates) and will be designed to service most of the North side of the City of San Juan.

City of Elsa Weaver Rd. and Parking Lot improvements

Mr. Mateos assisted with the topography and the design of this project which consisted of approximately 4300 sy of mill and overlay along Weaver Rd. He maintained frequent contact with Texas 811 and City of Elsa Public Works personnel for inquiries related to existing underground lines. The parking lot was located at the intersection of E. 4th Ave and Bowie St consisted of 128 sy of 5-in sidewalk and approximately 1400 sy of 2-in hot mix asphalt.

CRUZ FLORES, Senior Designer



INDUSTRY VENTURE

19 Year

AVAILABILITY

90%

PROFESSIONAL EXPERIENCE

Mr. Flores has experience in all aspects of project design, coordination, and construction administration. Mr. Flores has nineteen (19) years of experience working on public infrastructure projects. He has been a team member of design groups designing master planned communities that include the City of Pharr, Elsa, Edcouch, Donna, Weslaco, Edinburg, McAllen, Brownsville, La Joya, Mission, Palmview, Penitas as well as Hidalgo County, Cameron County, and Starr County.

RELATED PROJECTS

City of Alamo Morningside South-Sewer Project—Alamo, Texas

Mr. Flores is assisting in the design of this project which consists of a new 0.31 MGD lift station, installation of a gravity line, and force main. It includes the installation of approximately 2,210-lf of 8-inch and 720-lf of 4-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies and City of Alamo Public Works personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts along Ridge Rd. and goes along Morningside South Subdivision alleys for the gravity line and East from starting point to an existing manhole in front of Mayfair Subdivision for the force main. The Lift Station will be installed in front of a proposed subdivision East of Morningside South Subdivision along Ridge Rd.

City of San Juan Lift Station No. 6 – San Juan, Texas

Mr. Flores is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 6 and installation of a gravity line. It includes the installation of approximately 1,318-lf of 24-inch and 68-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDOT, and City of San Juan Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Cesar Chavez Rd and goes South approximately 1,100-lf to the proposed lift station location. The force main will tie in to the existing force main located on the east side of Cesar Chavez. The Lift Station will be installed in front of a proposed subdivision (Oak Ridge Estates) and will be designed to service the majority of the north side of the City of San Juan.

City of Pharr Wastewater Collection and Lift Station Design Project, Pharr, Texas

This project included preparation of a wastewater collection system hydraulic model and masterplan, design of 23 miles of wastewater pipelines, ranging in diameter from 12 inches to 36 inches, decommissioning of 23 lift stations, and design of three new lift stations, ranging in size from 2.4 to 8-mgd. Mr. Flores was involved throughout the planning, design, and construction of the project.

City of San Juan Sgt. Leonel Trevino Sanitary Sewer Improvements Project- San Juan, Texas

Mr. Flores successfully assisted the City of San Juan in the assessment and design for the improvements to the existing force main line within Sgt. Leonel Trevino Road in the City of San Juan. The scope of work consisted of rerouting approximately 1033 LF of 6in force main to connect to the existing sanitary sewer collection system. This project also consisted of site preparation, sedimentation, erosion control, and pavement repairs. connect to the existing sanitary sewer collection system. This project also consisted of site preparation, sedimentation, erosion control, and pavement repairs.

City of Alton 2012-2014 TWDB Clean Water State Revolving Fund Project, Alton, Texas

This project included connections, collection lines, transmission lines, and upgrades to an existing lift station for a total of sixteen (16) subdivisions providing 578 connections. Mr. Flores was involved throughout the planning, design, coordinated with TxDOT with repaving, insured the contractor was on schedule.

City of Mercedes TWDB Clean Water State Revolving Fund (CWSRF) Wastewater Collection and Wastewater Treatment Plant SCADA

Mr. Flores created provided project management for rehabilitation of old, dilapidated clay sewer lines with a new technology of Cured In Place Pipe (CIPP) and rehabilitation of twenty-four (24) existing lift stations funded with a \$4.3M grant from the TWDB.

Zavala County Water Control & Improvement District No.1 Wastewater Improvements Project

This project consisted of a new 0.6 MGD wastewater treatment plant and collection system, including lift stations, for a community that has never had a centralized sewer system. Mr. Flores was involved from the initial preliminary phase all the way the construction phase of the project.

McAllen Public Utilities Board-Tres Lagos Wastewater Reuse Project & 29th Street Sports Complex Wastewater Reuse Project 2016

Mr. Flores provided McAllen PUB with civil design for the proposed wastewater collection improvements project. The project consisted of abandoning the existing undersized and inadequate water lines and replace with 16-inch PVC wastewater reuse line. Their was approximately 60-70 fire hydrants and 1500 linear feet of 12-ince bore construction with 12-inch steel casing installed. This project benefited the entire area of Tres Lagos by improved facilities and the deletion of asbestos water lines currently being used.

TWDB CWSRF Project No. 73642 City of Mercedes-Sanitary Sewer Collection System Rehabilitation Project

The project consists of rehabilitation to two (2) lift stations; demolition/reconstruction of one main (1) lift station; approximately 32,000 linear feet of Cured-In-Place Piping and Pipe Bursting of old, dilapidated clay sewer lines; and manhole replacement/rehabilitation. Mr. Flores was involved from the initial preliminary phase all the way the construction phase of the project, where he assisted in on field changes from unforeseen problems.

City of Combes-Crosswind Landing Public Park & Commercial Development-Utilities & Drainage

In this project we provided City of Combes with environmental services, park and subdivision planning, Water and Wastewater Infrastructure Design, Road and Drainage Design, Planning, Construction Phase Engineering, and Inspection for Crosswind Landing Development and Loves Truck Stop Water & Sewer Improvements located in Combes, Texas: The City of Combes utilized \$11M in Public Bonds Issuance in the development of the proposed development to include ten (10) commercial lots for restaurants, hotels, and retail development along I-69 Corridor. Mr. Flores assisted in providing drainage and detention for a Love's Gas Stop located adjacent to the development, including over 2000 linear feet of water and sewer infrastructure for the Love's and the Development.

Progreso International Bridge FMCSA Inspection Station Design and Water & Wastewater Facilities

As the prime designer for the Progreso International Bridge, Mr. Flores provided preliminary design for a two-bay inspection station, including underground inspection pits, catwalks for overhead inspections, metal canopy for both bays, parking, 8800 cy of 14" concrete/steel reinforced driveways and roads, administration building coordination designed by architect, for the Owners of the Progreso Bridge, General Services Administration (GSA) and the Federal Motor & Carrier Services Administration (FMCSA) for the use by US Border Patrol & US Immigrant & Customs Administration (ICE) agents for vehicular inspections of commercial trucks. The overall cost estimate of the project is \$9M for construction. Bridge Administration is waiting on approval and notice to proceed from the General Services Administration. Included in the design was a new lift station for industrial site development to be utilized by the FMCSA inspection station. New 10" waterline was designed and installed which included over 15 fire hydrants.

CSRS FIRM OVERVIEW



For over forty-five years, CSRS has successfully collaborated with clients by bringing our innovative mindset and management skills to every project. Balancing big ideas with technical competence requires creative problem solving, keen listening skills, and a collaborative spirit.

CSRS has set its sights on achieving industry leadership in each of our core services - construction management, program management, project management, owner and client representation, grants management, and civil engineering and surveying. With our core competencies, we serve the Education, Infrastructure, Land Development, Disaster Recovery, Commercial/Retail, and Economic Development markets.

Having great depth-of-staff in each of these market sectors allows us to provide a teaming approach from the onset of a project. To best assist our clients in meeting their goals, we take special care in selecting professionals with the expertise best suited to the project and task. We also take pride in the relationships we've cultivated over the decades of working in the industry and enjoy the process of matching and integrating the most qualified individuals into our client teams.

CSRS offers client-focused solutions designed to meet the unique requirements of projects. CSRS' reputation for excellence in program management, architecture, engineering and planning is the product of a strong commitment to collaborative, multi-disciplinary problem-solving. Our staff works side-by-side and office-to-office, combining the skills, energy, and focus needed to create and implement design and management solutions in partnership with our clients.

FULL LEGAL NAME

CSRS, LLC

CORPORATE STRUCTURE

Limited Liability Company

YEARS IN BUSINESS

Established in 1978

NUMBER OF EMPLOYEES

175+

OFFICE LOCATIONS

Headquarters:

8555 United Plaza Blvd, Suite 100
Baton Rouge, LA 70809

Additional Locations:

New Orleans, LA
Lafayette, LA
Lake Charles, LA
Dallas, TX
Victoria, TX
Long Beach, CA

CONTACT

Office: (833) 523-2526
Fax: (225) 767-0060

KEY SUCCESSES

Program Management experience
in leading capital improvements
projects with a collective value
exceeding \$10 billion.

Federal Grant Management experience
exceeding a collective value
of \$13 billion.

Professionally licensed in Planning,
Landscape Architecture, Engineering,
Architecture, General Contracting, and
Construction/Project Management

PERSONNEL RESUMES



Onam Bisht, AICP, SITES AP, LEED AP ND, APA

ROLE ON PROJECT: Landscape Architect / Planner

PHONE. (833) 523-2526 | **EMAIL.** onam.bisht@csrsinc.com

LOCATION. Baton Rouge, LA

EDUCATION

- Dual Masters, Landscape Architecture and Regional Planning, Cornell University, 2020
- BS, Technology, Indian Institute of Technology, 2011

TRAINING AND CERTIFICATIONS

- SITES Accredited Professional, US Green Building Council, License No. 0000002846, 2020
- LEED AP ND, US Green Building Council, License No. 11274838-AP-ND, 2023
- Certified Planner, American Institute of Certified Planners, License No. 35295, 2022

PROFESSIONAL MEMBERSHIPS

- American Planning Association

AREAS OF EXPERTISE

- Sustainable Design Concepts
- 3D Modeling and Graphics
- Disaster Damage Assessments
- Land-Use and Spatial Planning
- Green Infrastructure
- GIS
- Concept and Schematic Design
- Construction Documentation
- Lumion
- Infraworks
- TwinMotion
- Grasshopper
- Revit
- SketchUp
- Rhino
- ArcGIS, R, C++
- AutoCAD
- Java

YEARS OF EXPERIENCE

- With Firm: 03.2021
- Total: 2011

Ms. Bisht's interdisciplinary background allows her to work seamlessly with CSRS' multi-disciplinary team. With an interest in developing sustainable systems, she has experience working on urban and regional scale plans for flood resilience, stormwater management, resilience and recovery, opportunity zone prospectuses, and capital improvement. Ms. Bisht has experience developing master plans, concept designs, 3D schematic renderings, as well as construction documents for natural and nature-based solutions as a long-term sustainable design strategy.

RELEVANT AND RELATED EXPERIENCE

Mandeville Resilience Plan, Coastal Protection and Restoration Authority (CPRA), Mandeville, LA. *Landscape Architect/Planner.* CSRS is developing a flood resilience strategy for the City of Mandeville focused on non-structural solutions and providing an update to the city's development regulations to reduce risk and improve stormwater management. Ms. Bisht provides resilience planning and landscape design expertise in developing the content for Mandeville Resilience Plan document; along with supporting renderings, infographics, and flood-risk maps. (2021 - 2023)

CLIENT REFERENCE. Ms. Cara Bartholomew, Planning Director, City of Mandeville, 3101 East Causeway Approach, Mandeville, LA 70448, (985) 624-3103, cbartholomew@cityofmandeville.com

Jefferson Parish Disaster Management Services, Jefferson Parish Government, Jefferson Parish, LA. *Landscape Architect/Planner I.* In the aftermath of historic Category 4 Hurricane Ida in August 2021, Jefferson Parish engaged CSRS to provide broad-based support to facilitate federal funding application and reimbursement for approximately \$150 million in response and recovery expenditures and to provide guidance and oversight of recovery processes to ensure federal regulatory and programmatic compliance. Ms. Bisht provides regional planning and landscape design expertise in developing the content for Jefferson Parish Strategic Recovery plan document; along with supporting renderings, infographics, and regional maps. Ms. Bisht is also the graphic design lead for designing the template and laying out overall content using Adobe InDesign. (2021 - Present)

CLIENT REFERENCE. Nichole Gaubert, Director of Public Safety Grants & Administration, Jefferson Parish Government, 200 Derbigny Street, Suite 4200, Gretna, LA 70053, (504) 227-1374, ngaubert@jeffparish.net

University Lakes Restoration Project Advisory, Brailsford & Dunlavey, Baton Rouge, LA. *Landscape Architect/Planner I.* A coalition of state, local, and university partners formed in the fall of 2019 to restore the lakes by implementing the 2016 University Lakes Master Plan. CSRS, along with a joint venture partner, is managing a multidisciplinary team of consultants in order to implement this large, complex, and high-profile community project with

PERSONNEL RESUMES



Onam Bisht, AICP, SITES AP, LEED AP ND, APA

ROLE ON PROJECT: Landscape Architect / Planner

PHONE. (833) 523-2526 | **EMAIL.** onam.bisht@csrsinc.com

LOCATION. Baton Rouge, LA

numerous stakeholders and funding sources. Ms. Bisht assists the University Lakes Project Advisory team in implementing the Lakes Master Plan for improving water quality, flood mitigation, and surrounding recreational amenities. University Lakes will become an unmatched beneficial recreational amenity and a sustainable ecological jewel that enhances flood protection, water quality, and increased habitat for aquatic and land-based animals. Ms. Bisht is involved in developing landscape graphics and 3d-renderings for community and stakeholder engagement meetings, creating supporting GIS maps and narratives for grant applications (BRIC, Capital Outlay), and assisting with day-to-day project management tasks such as reviewing sub-consultants invoices and project scheduling. (2021 - Present)

CLIENT REFERENCE. *Leu Anne Greco, Vice President & General Counsel, LSU Foundation, 3796 Nicholson Drive, Baton Rouge, LA 70802, (225) 578-0525, lgreco@lsufoundation.org*

East Baton Rouge Stormwater Master Plan, HNTB Corporation. East Baton Rouge Parish, LA. Planner. The East Baton Rouge City-Parish selected HNTB Corporation with its partner CSRS to assist in developing a Parish Stormwater Master Plan. CSRS assisted with establishing design criteria and methodology for developing and applying 2D HEC-RAS models. Our team is creating 2D HEC-RAS models to estimate flood damage costs for existing conditions and proposed projects to understand how and when the parish should move forward to mitigate flood damages. The CSRS team is also leading efforts to evaluate and update the City-Parish's ordinances and codes, including coordinating and meeting with stakeholders to update development standards to reduce flood risk and include more sustainable solutions. CSRS is the Policy Task Lead and led the assessment of existing development codes and guidelines, a comparative analysis with regulations in neighboring parishes, and peer cities with similar climate and topography (including Jacksonville, FL). Ms. Bisht provides planning and design support in creating flood-risk maps and architectural renderings to communicate recommendations for stormwater and floodplain management development regulations publicly. (2021 - Present)

CLIENT REFERENCE. *Melissa Kennedy, Project Manager, HNTB Corporation, 10000 Perkins Rowe, Ste. 640, Baton Rouge, LA 70810, (225) 368-2845, makennedy@hntb.com*

Belle Terre (LA 3188) Improvements, St. John the Baptist Parish Government. St. John the Baptist Parish, LA. Landscape Architect/Planner I. CSRS was selected by St. John the Baptist Parish to retrofit Complete Streets concepts such as median lighting, bicycle and pedestrian accommodations, green infrastructure, stormwater management, and connectivity on the Belle Terre Corridor in LaPlace, LA. Ms. Bisht developed schematic design and 3d perspective renderings featuring green infrastructure improvements such as bioswales and native planting along street medians for a five-mile boulevard for the pre-construction and permitting phase, complying with LA DOTD and Parish regulations. (2021 - 2022)

CLIENT REFERENCE. *Jaclyn Hotard, Parish President, St. John the Baptist Parish Government, 1811 W. Airline Hwy., LaPlace, LA 70068, (985) 652-9569, j.hotard@stjohn-la.gov*



Onam Bisht, AICP, SITES AP, LEED AP ND, APA

ROLE ON PROJECT: Landscape Architect / Planner

PHONE. (833) 523-2526 | **EMAIL.** onam.bisht@csrsinc.com

LOCATION. Baton Rouge, LA

Louisiana Watershed Initiative, Office of Community Development. Statewide, LA. Landscape Architect/Planner I. CSRS is one of the state's program management consultants for the Louisiana Watershed Initiative (LWI), primarily funded with \$1.2 billion in CDBG-Mitigation funding allocated to Louisiana. Ms. Bisht provided research and design support for developing content for LWI's Working with Nature webinar series focusing on nature-based solutions for improving flood resilience in urban and rural areas by restoring floodplain functions. Ms. Bisht also provides GIS support using ArcGIS Survey123 and backend application tracking and management in ArcGIS online for providing funding support and technical assistance in the design and development of nature-based flood-risk reduction projects. (2021 - Present)

CLIENT REFERENCE. Pat Forbes, Executive Director, Louisiana Office of Community Development, 1201 N 3rd Street, Baton Rouge, LA 70802, (225) 342-1626, Patrick.Forbes@la.gov

Ascension Parish School Board Grants Management & Program Management, Ascension Parish School Board. Ascension Parish, LA. Grant Writer. As a result of record inundation during August 2016 and subsequent flooding of school facilities, and the additional impact of Hurricane Ida in August 2021, the Ascension Parish School Board (APSB) hired CSRS to provide professional services for the development and implementation of a recovery plan to return schools to pre-disaster condition. Ms. Bisht identified and documented disaster damages to facilities for grant applications. (2021 - Present)

CLIENT REFERENCE. Chad Lynch, Chief Operations Director, 9690 Airline Highway Sorrento, LA 70778, (225) 391-7304, chad.lynch@apsb.org

Lafourche Parish Hurricane Ida FEMA Substantial Damage Determinations Program, Lafourche Parish Government. Lafourche Parish, LA. GIS Analyst. Catastrophic damages occurred throughout Lafourche Parish when Category 4 Hurricane Ida landed in August 2021. As a participating community in the FEMA National Flood Insurance Program (NFIP), the Parish needed to perform timely and accurate Substantial Damage inspections for all residential properties in the Special Flood Hazard Area (SFHA). Inspections ensured residents could maintain access to affordable flood insurance, and post-storm construction was compliant with building code requirements and resilient to future storm events. CSRS quickly established a call center of 35 intake specialists to perform outreach with the homeowners. Additionally, CSRS managed a public outreach campaign, performed the assessments by a team of 40 qualified home inspectors and managed the data into the FEMA Substantial Damage Estimate Tool. Lending GIS support, Ms. Bisht digitized FEMA FIRM (Flood Insurance Rate Map) panels to map Special Flood Hazard Areas in Lafourche Parish to assess local residential structures' damage. (2021 - 2022)

CLIENT REFERENCE. Darla Duet, Floodplain Manager, Lafourche Parish Government 402 Green Street Lafourche, LA 70301, (985) 537-7603, duetda@lafourchegov.org

PERSONNEL RESUMES



Onam Bisht, AICP, SITES AP, LEED AP ND, APA

ROLE ON PROJECT: Landscape Architect / Planner

PHONE. (833) 523-2526 | **EMAIL.** onam.bisht@csrsinc.com

LOCATION. Baton Rouge, LA

Ascension Parish Floodplain Management Plan, HNTB Corporation. Ascension Parish, LA. GIS Analyst. As a subconsultant to HNTB on the Ascension Parish Floodplain Management Plan, CSRS is tasked with data collection of the channels and structures to support the development of Parish-wide 2-dimensional (2D) HEC-RAS models. CSRS is developing the Marvin Braud watershed 2D HEC-RAS model using the latest high-resolution LiDAR and recently collected survey data. These models identify the level of service for the channels and structure and estimate the annualized flood damage costs for existing conditions. Using a project-developed toolbox of flood risk reduction project types, the team will simulate proposed projects to understand how and when the parish should move forward with the projects to mitigate flood damages now and in the future. Ms. Bisht analyzed and drafted a flood hazard assessment report for Ascension Parish in Louisiana to identify low and high-risk flood areas throughout the parish, by conducting spatial analysis of flood-risk factors using ArcGIS Pro. (2021)

CLIENT REFERENCE. Melissa Kennedy, Project Manager, HNTB Corporation, 10000 Perkins Rowe, Ste. 640, Baton Rouge, LA 70810, (225) 368-2845, makennedy@hntb.com

Baton Rouge Area Chamber Opportunity Zone Prospectuses, Baton Rouge Area Chamber (BRAC). Baton Rouge, LA. Planner. Baton Rouge Area Chamber (BRAC) received a Delta Regional Authority (DRA) Grant to look at Opportunity Zones throughout the eight-parish BRAC region. BRAC contracted CSRS to perform the tasks budgeted for the \$55,000 set aside in the grant budget. Ms. Bisht analyzed and designed Opportunity Zone prospectuses for the Capital Region in Louisiana, with the purpose of attracting economic development and growth in those areas. (2021)

Governor's Climate Action Task Force Climate Change Action Proposal. Baton Rouge, LA. Policy Analyst. Client Reference: Lindsay Cooper, Policy Advisor, Office of the Governor, Coastal Activities. (225) 342-6932, Lindsay.cooper@LA.gov Ms. Bisht drafted Climate Change Action Proposal for the Statewide Energy Efficiency program and incorporated Green Spaces/Infrastructure in buildings and development as part of the Advisory team for the Governor's Climate Initiative Task Force. (2021)

PERSONNEL RESUMES



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

EDUCATION

- BA, Environmental Studies, Oberlin College, 2000
- MA, City and Regional Planning, Cornell University, 2007

TRAINING AND CERTIFICATIONS

- Certificate in Urban Redevelopment, University of Pennsylvania, 2008

PROFESSIONAL MEMBERSHIPS

- Rockefeller Foundation Redevelopment Fellow, Center for Urban Redevelopment

AREAS OF EXPERTISE

- Resilience Planning & Program Design
- Public Policy and Finance
- Project management

YEARS OF EXPERIENCE

- With Firm: 07.2018
- Total: 2000

Mr. Lessinger has over two decades of experience in urban planning, community revitalization, resilience planning, and city government operations. He is a mission-driven professional skilled at managing teams and working across disciplines. An excellent communicator and resourceful problem-solver, Mr. Lessinger is known for facilitating solutions through collaboration.

RELEVANT AND RELATED EXPERIENCE

FEMA Building Resilience Communities & Infrastructure (BRIC) Funding Application, Consolidated Gravity Drainage District #2, Calcasieu Parish, LA. *Project Manager.* CSRS developed a project scoping application on behalf of the drainage district to FEMA's Building Resilient Communities and Infrastructure (BRIC) program to conduct a feasibility study for a redundant communications system. The application was successful in receiving the full award requested. The BRIC award will support a feasibility study for redundant communications systems and examine how the communications system can integrate data from the pumping stations and related infrastructure, including a network of stream gauges, to feed an early warning and public communications system. Mr. Lessinger served as the project manager, developing the project scope and application on behalf of the Drainage District. (2020 - 2022)

CLIENT REFERENCE. Michael Polk, Superintendent, Michael Polk Superintendent, Ward Three
Calcasieu Gravity Drainage District No. 2
1204 Lakeshore Drive
Lake Charles, LA 70601
(337) 437-3399
mpolk@gdd2east.com, (337) 437-3399, mpolk@gdd2east.com

Puerto Rico Re-Greening Initiative, ICF Incorporated LLC. Puerto Rico. *Resilience Advisor.* Nearly \$1.3B of Puerto Rico's CDBG-DR funds dedicated to recovery from Hurricanes Maria and Irma, which affected 78 municipalities in Puerto Rico, was allocated to the City Revitalization Program. This program provided funding for municipalities to implement projects to revitalize downtown areas and key corridors, bringing community businesses back on track and encouraging tourism. Within the City Revitalization Program, under the Re-Greening Initiative, grantees are expected to invest at least 10% of their project budgets in elements that advance sustainability and resilience. CSRS supported the development of the Re-Greening Initiative by developing training materials on various resilient and sustainable project elements. Mr. Lessinger served as the Resilience Advisor for this project. (2022)

CLIENT REFERENCE. Félix J. Pérez Chinaea, Project Manager, Las Vistas Shopping Center
300 Ave. Felisa Rincon Suite 31
San Juan, PR 00926, (939) 644-9786, Felix.Perez@pr.icf.com

LA Public Service Commission Electric Grid Resilience, La Public Service Commission. *Project Manager.* CSRS is an independent engineering consultant



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

for a program for the Louisiana Public Service Commission to strengthen Louisiana's electrical grid. CSRS lead the development of a rule-making docket for the commission to require grid resilience plans from regulated utilities to reduce the impact of outages on Louisiana communities reduce utilities assets' exposure to climate risks across a range of risk types. The draft rule seeks to align incentives between the utilities and communities facing increasing risks from climate impacts to the grid through quantitative risk modeling and benefit-cost analyses. Mr. Lessinger leads all aspects of the project including interfacing with client, managing subconsultant subject matter experts, research and analysis, and rule-drafting. (2022 - Present)

Terrebonne CDBG Recovery Planning, TPCG. Terrebonne Parish, LA. Project Manager. Following Hurricane Ida in 2021, Terrebonne Parish took the initiative to organize the many facets of disaster recovery and resilience into a holistic plan. The Parish hired CSRS to develop the recovery plan, support community engagement, to coordinate among the various funding sources and Parish departments involved, prioritize project development to capture additional infrastructure funding resources and deploy the Parish's recovery resources to yield the most impact. Mr. Lessinger serves as the project manager, leading the delivery of the plan and the daily management of tasks among the CSRS team and sub-consultants. (2022 - Present)

CLIENT REFERENCE. Kandace M. Mauldin, CPA, Chief Financial Officer, Terrebonne Consolidated Government, P.O. Box 2768, Houma, LA 70361, (985) 873-6457, kmauldin@tpcg.org

Mandeville Resilience Plan, Coastal Protection and Restoration Authority (CPRA). Mandeville, LA. Project Manager. The Louisiana Coastal Protection and Restoration Authority (CPRA) hired CSRS to develop a flood resilience strategy for the City of Mandeville focused on non-structural solutions such as elevations, acquisitions/buyouts, and floodproofing measures to adapt to the combined riverine and coastal storm surge risks the city faces. The scope of solutions also features an update to the city's development regulations to reduce risk and improve stormwater management. Mr. Lessinger serves as the Project Manager, coordinating all aspects of the project and ensuring that climate science, hydrologic and hydraulic modeling, and community engagement are woven into an actionable set of projects, policies, and programs. (2021 - Present)

CLIENT REFERENCE. Ms. Cara Bartholomew, Planning Director, City of Mandeville, 3101 East Causeway Approach, Mandeville, LA 70448, (985) 624-3103, cbartholomew@cityofmandeville.com

Calcasieu Parish Police Jury Disaster Recovery Project and Grant Management, Combined Projects. Calcasieu Parish, LA. Project Manager. CSRS provides program management and grants management support in the reconstruction and repair of hurricane Laura impacted facilities. Mr. Lessinger serves as the project manager, providing planning and spatial analysis and coordinating the establishment of development standards for the areas of Calcasieu Parish adjacent to incorporated cities. Mr. Lessinger manages all



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

aspects of the project, including GIS analysis, infrastructure development standards, taxing and fees analysis, and project logistics. (2019 - Present)

CLIENT REFERENCE. Dean Kelly, Calcasieu Parish Police Jury, P.O. Box 1583, Lake Charles, LA 70602, (337) 721-3540, dkelly@calcasieuparish.gov

Belle Terre (LA 3188) Improvements, St. John the Baptist Parish Government.

St. John the Baptist Parish, LA. Resilience Advisor. The LA 3188 (Belle Terre Boulevard) revival project goal is to retrofit Complete Streets concepts. St. John the Baptist Parish Government hired CSRS for the design of median roadway lighting with waterproofing foundations, green infrastructure, bicycle and pedestrian accommodations, and other complete streets concepts on this corridor, coordination with LADOTD District, permitting, signalization improvements, H&H and drainage analysis. Mr. Lessinger serves as Resilience Advisor on the design and development of this Complete Streets project. This project seeks to increase safety, reduce flood risk, improve water quality, and spur economic development along the Belle Terre commercial corridor. Mr. Lessinger provides advisement on incorporating best practices for green infrastructure and bicycle/pedestrian elements with minimal disruption while maximizing co-benefits. Mr. Lessinger also supports all aspects of the project, including coordinating subject matter experts and project logistics. (2019 - Present)

CLIENT REFERENCE. Jaclyn Hotard, Parish President, St. John the Baptist Parish Government, 1811 W. Airline Hwy., LaPlace, LA 70068, (985) 652-9569, j.hotard@stjohn-la.gov

Riverlands Sustainable Development Project, Meraux Foundation, Greater New Orleans Inc (GNO, Inc). St. Bernard Parish, LA. Project Manager.

Mr. Lessinger serves as the project manager providing market analysis, due diligence, development advisory services, and environmental assessment to this local family foundation. The foundation seeks to spur economic development, foster environmental stewardship, and expand health services through the thoughtful development of its property. (2019 - Present)

Low Impact Development & Green Infrastructure Program, Covington, LA, City of. City of Covington, LA. Project Manager.

Mr. Lessinger serves as the project manager providing analysis of municipal codes and plans, recommending development standards and policies, and developing training materials to incorporate best practices for low-impact development and green infrastructure. The City plans to use the code amendments and policies to provide environmental and flood risk reduction benefits. Mr. Lessinger also manages all aspects of the project, including coordinating subject matter experts and project logistics. (2019 - Present)

Louisiana Watershed Initiative, Office of Community Development. Statewide, LA. Project Manager. The Louisiana Watershed Initiative (LWI) is primarily funded with \$1.2 billion in CDBG-Mitigation funding allocated to Louisiana. CSRS is the state's primary program manager for developing regional watershed coalitions and plans and managing the CDBG-MIT grant. As Project Manager, Mr. Lessinger



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

leads a team that designs and manages capacity-building programs and policy development for local governments related to regional watershed management. The LWI seeks to manage future flood risk in Louisiana through a combination of state-led and regional watershed-based solutions and is overseen by the Governor's five-agency Council on Watershed Management. (2019 - Present)

CLIENT REFERENCE. Pat Forbes, Executive Director, Louisiana Office of Community Development, 1201 N 3rd Street, Baton Rouge, LA 70802, (225) 342-1626, Patrick.Forbes@la.gov

Sewerage & Water Board of New Orleans Strategic Plan, Sewerage and Water Board of New Orleans. New Orleans, LA. Planning Advisor. The Sewerage and Water Board (SWB) provides water, wastewater and drainage services to all businesses and households in New Orleans. Facing decades of deferred maintenance and underinvestment, increasing costs and interruptions from extreme weather events, and a deficit of public confidence, SWB called upon CSRS and its partners to develop the utility's strategic plan to provide a clear and achievable roadmap to continuous improvement. Mr. Lessinger served as a local project partner and subject matter expert, supporting each element of the strategic planning process. (2021)

Transfer of Development Rights (TDRs) as a Climate Adaptation Tool , 100 Resilient Cities. Los Angeles, CA. Resilience Advisor. Los Angeles County faces a broad range of climate risks and natural hazards across its diverse landscape. Seeking a market-driven land use tool to address wildfire risk, the County turned to CSRS to assess the feasibility of using Transfer of Development Rights (TDRs) and similar tools as a climate resilience tool. Supported by a grant from Resilient Cities Catalyst, CSRS investigated various physical challenges, market constraints, and policy requirements required to enable a successful TDR program and how such a tool could be designed to address environmental protection and risk reduction in the county's most wildfire-prone areas. (2020)

CLIENT REFERENCE. Kristen Torres Pawling, Deputy Chief of Staff for Policy & Planning, LA City Council District 5
200 N. Spring Street, Suite 440
Los Angeles, CA 90012, (213) 473-7005

Stormwater Management & Low-Impact Development Program, St. John the Baptist Parish Government. St. John the Baptist Parish, LA. Project Manager. Mr. Lessinger served as the project manager, providing analysis of municipal codes and plans, recommending development standards and policies, and delivering training materials to incorporate best practices for low-impact development and green infrastructure. The Parish adopted the code amendments in 2019 to provide environmental and flood risk reduction benefits. Mr. Lessinger also manages all aspects of the project, including coordinating subject matter experts and project logistics. (2019 - 2020)

Budgeting for Community Resilience, HR&A Advisors. Boulder, CO. Resilience Advisor/Project Manager. In the wake of successive natural disasters, the City of



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

Boulder created its Sustainability and Resilience Framework and Resilience Strategy to position its communities to rebound, adapt, and thrive amidst changing conditions and challenges. In this project, Boulder sought to move beyond resilience planning toward institutionalizing resilience through its city budgeting process. Mr. Lessinger served as a Resilience Advisor, providing guidance on best practices for integrating measurable outcomes for the city's goals into the city budgeting process. He worked with City staff to develop key performance indicators to assess the impact of investments in resilience and sustainability and seek ways to optimize the city's effectiveness. (2018 - 2019)

CLIENT REFERENCE. Phillip Kash, Partner, HR&A Advisors, Inc.
925 15th Street NW, 3rd Floor
Washington, DC 20005, (704) 806-3559, pkash@hraadvisors.com

City of New Orleans. New Orleans, LA. *Chief of Staff to the Deputy Mayor/Chief Administrative Officer, City of New Orleans.* In his role as Chief of Staff, Mr. Lessinger supported the City's 2nd-in-command to manage the daily operations and finances of the city government, encompassing over 3,000 employees and a \$600 million annual operating budget. He managed high-priority projects and strategic initiatives to drive a more efficient and effective city government. In this role, Mr. Lessinger also managed the Office of Resilience & Sustainability, overseeing a staff of policy experts managing transit, stormwater, energy, and coastal resilience programs who worked to integrate resilience and sustainability into the operations and policies of the city government. (2016 - 2018)

New Orleans Redevelopment Authority. New Orleans, LA. *Director of Planning & Strategy, New Orleans Redevelopment Authority.* As the Director of Planning and Strategy, Mr. Lessinger managed the development of strategic plans and new programs for the redevelopment authority. With a portfolio of over 5,000 properties from the post-Katrina buy-out program, over \$30 million in affordable housing funds, and \$10 million in CDBG-DR economic recovery funds, NORA played a significant role in the City's recovery from Katrina and the national recession. Mr. Lessinger managed a team of analysts and planners that conducted studies of the real estate markets to determine how best to deploy NORA's property and capital. He tracked performance metrics to gauge the agency's impact on communities and the economy. (2012 - 2016)

National Disaster Resilience Competition: Gentilly Resilience District, New Orleans Redevelopment Authority. New Orleans, LA. *Project Manager, New Orleans Redevelopment Authority.* Mr. Lessinger managed the development of the City's application to U.S. HUD's National Disaster Resilience Competition, which was awarded \$141 million to implement the Gentilly Resilience District, the second most significant award in the country and one of 13 awards nationally out of over 60 applicants. The project takes a district-based approach to reducing flood risk through green infrastructure while creating recreation and redevelopment opportunities and a rain garden program for low and moderate-income homeowners. (2014 - 2015)

Resilient New Orleans, City of New Orleans Resilience Strategy, New Orleans

PERSONNEL RESUMES



David Lessinger

ROLE ON PROJECT: Senior Advisor, Resilience Practice

PHONE. (833) 523-2526 | **EMAIL.** david.lessinger@csrsinc.com

LOCATION. New Orleans, LA

Redevelopment Authority. New Orleans, LA. *Project Manager, New Orleans Redevelopment Authority.* Mr. Lessinger managed the development, launch, and implementation of the city's resilience strategy, which was released in August 2015. Resilient New Orleans was the first stand-alone city resilience strategy released under the Rockefeller Foundation's 100 Resilient Cities program. The strategy received the National Best Practice Award from the American Planning Association and has been recognized by cities worldwide as a model. The strategy has also been the foundation for tens of millions of dollars in new investment in risk reduction projects and programs across the city. (2014 - 2015)

New Orleans Market Value Analysis, New Orleans Redevelopment Authority. New Orleans, LA. *Project Manager, New Orleans Redevelopment Authority.* Mr. Lessinger managed the development of the city's first and second Market Value Analysis, a robust index of the relative strength of real estate markets across the city at the Census block group level. This fine-grained understanding of the residential market informed the redevelopment authority's property disposition, investment programs, and policies. Mr. Lessinger secured project funding and technical assistance, managed the data collection and analysis, and presented the results to stakeholders throughout the city. (2012 - 2015)

Green Infrastructure Project Development, New Orleans Redevelopment Authority. New Orleans, LA. *Project Manager, New Orleans Redevelopment Authority.* Mr. Lessinger oversaw the planning and implementation of the city's first green infrastructure project funded with FEMA Hazard Mitigation Grant Program (HMPG) funding, the Pontilly Stormwater Management project. (2012 - 2014)

PERSONNEL RESUMES



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

EDUCATION

- BLA, Louisiana State University, 2004
- MPA, Louisiana State University, 2006

TRAINING AND CERTIFICATIONS

- Vacant Property Leadership Institute Certificate, Emory University Law School, 2013
- Community Progress Leadership Institute Certificate, Harvard Law School, 2012

PROFESSIONAL MEMBERSHIPS

- Whitney New Markets Fund Advisory Board, Chairman
- LSU National Diversity Advisory Board
- Baton Rouge General Foundation Board of Governors
- University Laboratory School Foundation Board of Directors, 2016
- YMCA of the Capital Area Board of Directors
- Emerge Center Board of Directors, 2015
- Friends of LSU Hilltop Arboretum Board of Directors, Treasurer, 2012

AREAS OF EXPERTISE

- Land Banking
- Real Estate Transactions
- Brownfields Redevelopment
- Community Outreach
- Resilience and Adaptation Planning
- Public Finance & Alternative Financing
- Project management
- Stakeholder Engagement
- Program Management

YEARS OF EXPERIENCE

- With Firm: 05.2017

Throughout his career, Mr. Goodson has concentrated on issues relating to resiliency, urban planning and redevelopment, public finance and budgeting, and the operations of local governments. As the Resilience Practice Lead for CSRS, he assists both commercial and governmental clients in developing the capabilities necessary to adapt and thrive, regardless of the shifting conditions with which they are faced. In order to accomplish the goal of resilience, Mr. Goodson and the other members of his team provide technical assistance to identify risks and vulnerabilities, develop strategic interventions, design and implement resilience programs, and integrate resilience and sustainability into existing capital programs.

RELEVANT AND RELATED EXPERIENCE

Lafayette Consolidated Government Comprehensive Stormwater Plan, Lafayette Consolidated Government. Lafayette Parish, LA. Resilience Advisor. LCG selected CSRS to develop an accurate, current, and complete understanding of the Parish's drainage infrastructure and potential solutions to drainage issues both now and into the future. Mr. Goodson's role as resilience advisor includes Flood Hazard Risk Assessment and public engagement. (2021 - Present)

CLIENT REFERENCE. Fred Trahan, PE, Civil Engineering Supervisor, Lafayette Consolidated Government, 1515 E. University Ave., Bldg. A, Lafayette, LA 70506, (337) 291-5680, fjtrahan@lafayettela.gov

University Lakes Restoration Project Advisory, Brailsford & Dunlavey. Baton Rouge, LA. Lead Project Manager. A coalition of state, local, and university partners formed in the fall of 2019 to restore the lakes by implementing the 2016 University Lakes Master Plan. CSRS, along with a joint venture partner, is managing a multidisciplinary team of consultants in order to implement this large, complex, and high-profile community project with numerous stakeholders and funding sources. Mr. Goodson is the lead Project Manager for the University Lakes project, which will become an unmatched beneficial recreational amenity and a sustainable ecological jewel that enhances flood protection, water quality, and increased habitat for aquatic and land-based animals. As the lead project manager, he oversees all facets of project management, financial modeling, grants management, design and construction procurement - including CMAR as a procurement methodology - community engagement, design review, and construction monitoring. (2020 - Present)

CLIENT REFERENCE. Leu Anne Greco, Vice President & General Counsel, LSU Foundation, 3796 Nicholson Drive, Baton Rouge, LA 70802, (225) 578-0525, lgreco@lsufoundation.org

Ascension Parish Floodplain Management Plan, HNTB Corporation. Ascension Parish, LA. Senior Project Manager. The East Ascension Consolidated Gravity District #1 engaged HNTB with its partner CSRS to implement a parish-wide floodplain management plan. CSRS is responsible for research, data collection,

PERSONNEL RESUMES



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

- Total: 2004

review, and assessment of all Parish's flooding history documentation, risk assessments, floodplain recommendations, and implementation strategies. Mr. Goodson was responsible for flood risk characterization and policy recommendations regarding floodplain management. (2019 - Present)

CLIENT REFERENCE. Melissa Kennedy, Project Manager, (225) 368-2845, makennedy@hntb.com

Louisiana Watershed Initiative, Office of Community Development. Statewide, LA. Principal. The Louisiana Watershed Initiative (LWI) is primarily funded with \$1.2 billion in CDBG-Mitigation funding allocated to Louisiana. CSRS is the state's primary program manager for developing regional watershed coalitions and plans and managing the CDBG-MIT grant. As Principal, Mr. Goodson serves as the primary Point of Contact for the Office of Community Development and as an advisor to the state on program design and regional-scale watershed planning. The LWI seeks to manage future flood risks in Louisiana through watershed-based solutions and is overseen by the Governor's five-agency Council on Watershed Management. (2019 - Present)

CLIENT REFERENCE. Pat Forbes, Executive Director, Louisiana Office of Community Development, 1201 N 3rd Street, Baton Rouge, LA 70802, (225) 342-1626, Patrick.Forbes@la.gov

East Baton Rouge Stormwater Master Plan, HNTB Corporation. Baton Rouge, LA. Senior Program Manager. The East Baton Rouge City-Parish selected HNTB Corporation with its partner CSRS to assist in developing a Parish Stormwater Master Plan. CSRS assisted with establishing design criteria and methodology for developing and applying 2D HEC-RAS models. Our team is creating 2D HEC-RAS models to estimate flood damage costs for existing conditions and proposed projects to understand how and when the parish should move forward to mitigate flood damages. The CSRS team is also leading efforts to evaluate and update the City-Parish's ordinances and codes, including coordinating and meeting with stakeholders to update development standards to reduce flood risk and include more sustainable solutions. Mr. Goodson led the development of the initial flood risk assessment at the beginning of the planning process. Mr. Goodson led the drafting of revised development codes and design guidelines and managed extensive stakeholder engagement throughout the process. The recommendations are finalized and will next be considered by the Metro Council. He also supports the development of a decision framework for prioritizing and selecting capital improvement projects. (2018 - Present)

CLIENT REFERENCE. Melissa Kennedy, Project Manager, HNTB Corporation, 10000 Perkins Rowe, Ste. 640, Baton Rouge, LA 70810, (225) 368-2845, makennedy@hntb.com

Calcasieu Parish Drainage Master Plan, C.H. Fenstermaker & Associates, LLC. Calcasieu Parish, LA. Senior Program Manager. CSRS is part of a team selected to develop a parish-wide Drainage Master Plan. CSRS performed an evaluation of existing data and drainage systems, developed 1D and 2D hydraulic models, prioritized and evaluated projects, developed a GIS database,

PERSONNEL RESUMES



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

and provided stakeholder and public engagement services. As the senior program manager, Mr. Goodson led pre-planning activities for the project. He oversaw GIS website development, benchmarking, and evaluation criteria. (2018 - Present)

CLIENT REFERENCE. Callie Benton, PE, CFM, Engineer Manager, C.H. Fenstermaker & Associates, LLC, 135 Regency Square, Lafayette, LA 70508, (337) 237-2200, callie@fenstermaker.com

Mandeville Resilience Plan, Coastal Protection and Restoration Authority (CPRA). Mandeville, LA. Principal-in-Charge. The Louisiana Coastal Protection and Restoration Authority (CPRA) hired CSRS to develop a flood resilience strategy for the City of Mandeville focused on non-structural solutions such as elevations, acquisitions/buyouts, and floodproofing measures to adapt to the combined riverine and coastal storm surge risks the city faces. The scope of solutions also features an update to the city's development regulations to reduce risk and improve stormwater management. The Louisiana Coastal Protection and Restoration Authority (CPRA) hired CSRS to develop a flood resilience strategy for the City of Mandeville focused on non-structural solutions such as elevations, acquisitions/buyouts, and floodproofing measures to adapt to the combined riverine and coastal storm surge risks the city faces. The scope of solutions also features an update to the city's development regulations to reduce risk and improve stormwater management. Mr. Goodson was responsible for providing guidance and ensuring the team has the resources it needs to deliver the project. (2021 - Present)

CLIENT REFERENCE. Mr. Sam Martin, PMP, Coastal Resources Senior Scientist, (225) 342-9023, sam.martin@la.gov

CLIENT REFERENCE. Ms. Cara Bartholomew, Planning Director, City of Mandeville, 3101 East Causeway Approach, Mandeville, LA 70448, (985) 624-3103, cbartholomew@cityofmandeville.com

Isle de Jean Charles Community Resettlement Program, Louisiana Land Trust. Isle de Jean Charles, LA. Principal Program Director. The project, funded through HUD's National Disaster Resilience Program, involves the master planning of a new development to accommodate the voluntary resettlement of an island community in response to significant environmental degradation from ongoing coastal land loss, subsidence, and sea level rise. Mr. Goodson is leading a multi-disciplinary team tasked with performing site due diligence, community planning, public outreach, and program design in support of this first-of-its-kind project in the U.S. (2017 - 2023)

City of Los Angeles American Rescue Plan Compliance and Reporting Assistance, KPMG LLP. Los Angeles, CA. Subject Matter Expert. CSRS works with a team to assist the City of Los Angeles with the compliance and reporting of their \$1.2 billion State and Local Fiscal Recovery Funds (SLFRF) allocation from the American Rescue Plan (ARP) to address the effects of the COVID-19 pandemic. As a subject matter expert, Mr. Goodson conducts research and provides guidance to the team and to multiple departments at the City to help

PERSONNEL RESUMES



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

design SLFRF-funded programs that are compliant while achieving their desired outcomes. (2021 - 2022)

CLIENT REFERENCE. Jeffrey Thomas, JD, KPMG LLP, 345 Park Avenue, New York, NY 10154, (504) 237-4736, jeffreythomas@kpmg.com

Pointe Coupee Parish Zoning District Ordinance, Pointe Coupee Parish Government. Pointe Coupee Parish, LA. Senior Program Manager. CSRS was asked to develop a proposed zoning district ordinance and map based on the Parish's existing comprehensive plan. Mr. Goodson has led this effort, which is the first of its kind in Pointe Coupee Parish. (2020 - 2021)

BREC Baton Rouge Zoo Master Plan & Greenwood Park, Sasaki Associates. Baton Rouge, LA. Principal-in-Charge. CSRS is part of the professional consultant team for pre-design services for BREC's major park and zoo redevelopment. The pre-design services included desktop environmental analysis, tree inventory, habitat inventory and assessment, site utility audits, topographic site surveys, environmental surveys, and traffic impact studies to build a baseline of existing conditions for design development and construction document production for the implementation of Phase 1 of BREC's Baton Rouge Zoo and Greenwood Community Park Master Plan. Mr. Goodson served as the Principal-in-Charge on the project. He oversaw all facets of the pre-design services provided by CSRS. (2019 - 2020)

CLIENT REFERENCE. Reed Richard, CPRP, AICP, ASLA, Assistant Superintendent, System Planning, BREC, 6201 Florida Blvd., Baton Rouge, LA 70806, (225) 273-6405, rrichard@brec.org

BREC Resilience Strategy, Baton Rouge Parks & Recreation Commission (BREC). Baton Rouge, LA. Principal-in-Charge. Working directly with BREC staff, CSRS helped craft system-wide and park-specific resilience-building action items in response to the Great Flood of 2016. Mr. Goodson led the creation of BREC's first Resilience Strategy report. The report highlights high-risk watershed zones and BREC's opportunity to support the Parish of East Baton Rouge in future resilient planning. (2018 - 2019)

CLIENT REFERENCE. Reed Richard, CPRP, AICP, ASLA, Assistant Superintendent System Planning, 6201 Florida Blvd. Baton Rouge, LA 70806, (225) 273-6405 ext. 1369, rrichard@brec.org

Budgeting for Community Resilience, HR&A Advisors. Boulder, CO. Resilience Advisor. In the wake of successive natural disasters, the City of Boulder created its Sustainability and Resilience Framework and Resilience Strategy to position its communities to rebound, adapt to, and thrive amidst changing conditions and challenges. In this project, Boulder sought to move beyond resilience planning toward institutionalizing resilience through its city budgeting process. Mr. Goodson brought lessons from other communities using resilience benefits to make choices and set priorities among their projects and activities. (2018 - 2019)



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

CLIENT REFERENCE. Phillip Kash, Partner, HR&A Advisors, Inc.
925 15th Street NW, 3rd Floor
Washington, DC 20005, (704) 806-3559, pkash@hraadvisors.com

Ascension Parish Comprehensive Plan, Center for Planning Excellence.

Ascension Parish, LA. Project Manager. As a subconsultant to CPEX, CSRS provided services to support Ascension Parish Government in its development of a parish-wide comprehensive plan. Mr. Goodson led the team's population and housing analyses, supported public meetings, and helped draft several sections of the final plan, including housing, drainage, floodplain and sewer. The plan was unanimously approved in 2019. (2018 - 2019)

CLIENT REFERENCE. Camille Manning-Broome, Center for Planning Excellence, 100 Lafayette St., 2nd floor, Baton Rouge, LA 70801, (225) 267-6300, camille@cpex.org

Evangeline Downs Multi-Use Event Venue Master Plan, St. Landry Economic Development District (SLED). Opelousas, LA. Principal-in-Charge.

CSRS was retained as part of a multi-disciplinary team to develop a master plan for a 600+ acre site that includes the existing Evangeline Downs racetrack-casino-hotel complex. The goal of the master plan is to guide a "Gateway to Acadiana" development that will attract visitors to St. Landry Parish and provide new amenities for residents. CSRS led the development of the overall site master plan. As Principal-in-Charge, Mr. Goodson provided strategic direct and technical assistance and ensured that firm resources were in place to deliver the outcomes expected by the client. (2017 - 2019)

CLIENT REFERENCE. Bill Rodier, Executive Director, St. Landry Parish Economic Development, 5367 Interstate 49 Service Road, Opelousas, LA, 70570, (337) 467-9563, billr@stlandryed.com

LA 182/University Avenue Corridor Study and Engineering Services, Combined Projects. Lafayette Parish, LA. Senior Project Manager.

CSRS was selected to transform Lafayette's University Avenue into a vibrant, multi-modal corridor, with complete streets improvements, better access management, and improved connectivity for adjacent neighborhoods and surrounding areas. Mr. Goodson led a multi-disciplinary team in developing a corridor plan to improve safety and connectivity while also creating a framework for revitalization. The plan includes an implementation strategy with specific actions broken into phases and associated costs. The final plan was submitted to the client in December 2018. The project has since received private, local, state, and federal funding for implementation. (2017 - 2018)

CLIENT REFERENCE. Melanie Bordelon, MPO Manager, Acadiana Planning Commission 101 Jefferson St., Ste. 201
Lafayette, LA 70501, (337) 806-9368, mbordelon@planacadiana.org

City of Central Technical Assistance & Drainage Master Plan, City of Central.

Central, LA. Senior Project Manager. The City of Central engaged CSRS with a Technical Assistance contract to guide the City in funding and management decisions related to the 1,000-year flood that catastrophically impacted the City



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

and its citizens in August 2016. Mr. Goodson was responsible for developing recommendations for creating a Resilience District within the City of Central, including policy and project recommendations and an implementation plan. (2016 - 2018)

CLIENT REFERENCE. David Borrow, Former Mayor, City of Central, 13421 Hooper Road, St. 9, Central, LA 70818, (225) 261-5988, David.barrow@central-la.gov

Louisiana Strategic Adaptation for Future Environments (LA SAFE), Louisiana Office of Community Development, Disaster Recovery Unit (OCD-DRU).

Multiple Parishes, LA. Principal, OCD-DRU. Client reference: Mathew Sanders, Resilience Policy & Program Administrator, Louisiana Office of Community Development, PO Box 94095, Baton Rouge, LA, (225) 219-9600, mathew.sanders@la.gov Mr. Goodson led a multi-disciplinary team in creating resilience plans for Terrebonne, Lafourche, St. John the Baptist, Jefferson, St. Tammany, and Plaquemines Parishes. These plans provided actionable recommendations to improve community resilience, create a model for other Louisiana parishes, and identify resilience projects to be funded by the \$40 million LA SAFE Fund. (2017)

CB&I Environmental & Infrastructure, Inc.. Baton Rouge, LA. Director of Resilience Solutions, CB&I. As Director of CB&I's Resilience Solutions service line, Mr. Goodson's wide range of responsibilities included business administration, program management, resilience planning, vulnerability assessment, strategic planning, community engagement and environmental liability transfer. While employed with CB&I, he oversaw a national team of professionals and numerous recovery and resilience projects that benefitted from his experience in project funding, real estate acquisitions, grants management and regulatory compliance. Mr. Goodson's project work included state and nationwide programs. (2014 - 2017)

Ohio Creek Watershed Plan, City of Norfolk. City of Norfolk, VA. Program Executive, CB&I. In late 2016, CB&I was selected as Program Manager for the City of Norfolk's Ohio Creek Watershed Transition Program, a \$120.5 million, multi-tiered infrastructure program to protect two historic neighborhoods from nuisance flooding and future coastal inundation. As Program Executive, Mr. Goodson provided strategic guidance to the program management team and client and ensured that the necessary resources were in place to deliver the program successfully. (2016)

Hurricane Sandy Recovery Program Management Services, New York City Housing Authority. New York, NY. Resilience Lead, CB&I. Client reference: Michele Moore, Director of Recovery and Resilience, New York City Housing Authority, 250 Broadway, 27th Floor, New York, NY 10007, (212) 306-8532, michele.moore@nycha.nyc.gov Mr. Goodson served as the resilience lead within the Hurricane Sandy Recovery Program Management organization, managed by CB&I. He provided direct technical assistance and coordinated resources across CB&I to integrate resilience into NYCHA's \$3.2 billion recovery program and deliver outcomes for long-term sustainability, including hazard mitigation,

PERSONNEL RESUMES



Mark Goodson

ROLE ON PROJECT: Principal & Resilience Practice Lead

PHONE. (833) 523-2526 | **EMAIL.** mark.goodson@csrsinc.com

LOCATION. Baton Rouge, LA

resilient energy, strategic planning, sustainable design and construction, and stormwater management. (2014 - 2016)

East Baton Rouge Redevelopment Authority (RDA). Baton Rouge, LA.

Executive Vice President & Chief Operating Officer, RDA. Mr. Goodson provided strategic and operational leadership to achieve the Authority's mission to eliminate blight and catalyze reinvestment in urban areas. His responsibilities included developing and implementing strategic plans and private, unrestricted NSP, CDBG, and CDBG-DR funds. Mr. Goodson leveraged funding to finance operations and projects. He acquired and developed real estate, identified and pursued revenue-generating opportunities, maintained compliance with grants, crafted new legislation and policies to advance the Authority's mission, and established and maintained community and governmental relations. He also supervised and managed the day-to-day operations and finances of the Authority, which has participated in over \$200 million of investment in East Baton Rouge Parish. (2009 - 2014)

Downtown Development District (DDD). Baton Rouge, LA. *Assistant Executive Director, DDD.* Mr. Goodson worked with the Executive Director to implement the vision and goals for downtown Baton Rouge. He worked with the City-Parish Finance Department to develop and maintain a budget and directly supervised the Administrative Assistant and Project Development Director. Mr. Goodson prepared and gave presentations on behalf of the DDD, drafted official correspondence to other government agencies, prospective developers and stakeholders, and managed various downtown development programs and projects. (2008 - 2009)

PERSONNEL RESUMES



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

EDUCATION

- MS, Community and Regional Planning, University of Texas at Austin, 2014
- MA, Economics-International Development, The American University in Cairo, 2011
- BBA, Economics, Texas Tech University, 2008

TRAINING AND CERTIFICATIONS

- Certified Planner, American Institute of Certified Planners (AICP), License No. 34247, 2022

PROFESSIONAL MEMBERSHIPS

- Member Representative, Southeast Sustainability Director's Network, 2019
- International City and County Management Association (ICMA), Emerging Leaders Development Program,
- Finance Committee Member, St. Anthony Parish, 2017
- Greater New Orleans Inc., Appointed Member Of Regional Next-Gen Council, 2015
- American Institute of Certified Planners (AICP)
- American Planning Association

AREAS OF EXPERTISE

- Federal Award Compliance
- Urban & Regional Planning
- Capital Project Alignment
- Local Governance BMPs
- Project Positioning
- Land Use Planning
- Resilience & Sustainability Capacity Building
- Code Writing & Administration
- Major Capital Projects
- Green Infrastructure Implementation
- Comprehensive Planning

Mr. Martinec serves as the Planning and Government Senior Advisor for CSRS. Leveraging his extensive experience in central planning, policy, project positioning, and implementation, Mr. Martinec proves he is adept at building capacity with an emphasis on resilience and sustainability. He has served as Director of Planning for the City of Gretna, where he acquired a history of planning capacity, initiating and implementing the community's first significant planning efforts, rewriting land development regulations, and supporting public sector investment to influence more substantial community planning outcomes, all with an emphasis on building capacity around resilience and sustainability. Mr. Martinec is adept at using land development regulations to help communities adapt, shifting their physical footprints to be more resilient and sustainable.

RELEVANT AND RELATED EXPERIENCE

Greater New Orleans Westbank Rail Realignment, Jefferson Parish

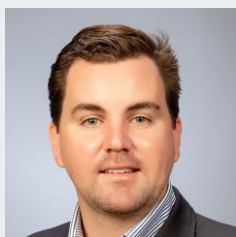
Government. Gretna, LA. Senior Advisor. Mr. Martinec has been responsible for all stakeholder collaboration to advance the largest freight rail request in Louisiana. This effort is led by Jefferson Parish, with collaboration from Plaquemines Port and the City of Gretna. Mr. Martinec has coordinated multiple federal requests along with sustained agency engagement to support the \$400+ million project. Specifically, he has been responsible for all stakeholder engagement, including with the short line and Class I railroads, application content development, benefit cost analysis, environmental risk assessment, geospatial analysis, alternative uses conceptual development, cost estimating, and other items required to advance this critical project. (2022 - Present)

CLIENT REFERENCE. Nichole Gaubert, 200 Derbigny Street Suite 4200 Gretna, LA 70053, (504) 227-1374, ngaubert@jeffparish.net

I-20 Passenger Rail, Monroe, LA, City of. Monroe, LA. Senior Advisor.

Mr. Martinec was responsible for all collaboration with Amtrak and the Southern Rail Commission on behalf of the cities of Shreveport, Ruston, and Monroe in Louisiana and Vicksburg, Mississippi, to develop a combined station and infrastructure request for the I-20 Intercity Passenger Rail under the Federal State Partnership Program. This rail service will run along the I-20 corridor, connecting 345 miles of existing rail right of way to introduce a new passenger rail service from Meridian, MS, to Marshall, TX. It will offer continuous rail service between Dallas-Fort Worth and Atlanta. The latest request generated by Amtrak under the Federal Railroad Administration's Fed-State Partnership for Intercity Passenger Rail is for all operational planning, environmental and preliminary engineering with a requested Letter of Intent to secure the full federal financial commitment to long-term implementation of the project. Due to the sustained stakeholder engagement during this process, Amtrak announced its commitment to evaluate its first long-distance service in over 20 years. Mr. Martinec was responsible for all major stakeholder coordination and collaboration between

PERSONNEL RESUMES



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

- Federal & State Funding Opportunities
- Sub-Area Planning
- Resilience & Sustainability
- International Development Issues
- Intergovernmental Affairs
- Land Development Regulations
- Municipal Governance

YEARS OF EXPERIENCE

- With Firm: 12.2020
- Total: 2008

cities, application content development, station site selection, concept development and feasibility analysis, benefit-cost analysis, project scoping and budget development, non-federal cost share coordination and geospatial analysis. (2023)

CLIENT REFERENCE. Kelsea McCrary, Chief Economic & Cultural Development Officer, City of Monroe
400 Lea Joyner Expressway
Monroe, LA 71201, (318) 329-2272, Kelsea.McCrary@ci.moroe.la.us

East Baton Rouge American Rescue Plan Grants Management, City-Parish of East Baton Rouge, Baton Rouge, LA. Program Director. CSRS is responsible for all grants management activities to support the East Baton Rouge City-Parish Government's (City-Parish) implementation of its American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Fund (SLFRF) award of \$167 million. Mr. Martinec oversees all grant management activities for this program. As Program Director, Mr. Martinec ensures award compliance with the US Treasury Final Rule and Code of Federal Regulations. (2022 - Present)

CLIENT REFERENCE. Angie Savoy, Assistant Finance Director, City-Parish of East Baton Rouge, General Government Building, 222 St. Louis Street, Baton Rouge, LA 70802, (225) 389-3061, asavoy@ebrla.gov

Upper Barataria Risk Reduction Program, Lafourche Basin Levee District, Lafourche Parish, LA. Senior Development Advisor. In April of 2021, The Lafourche Basin Levee District (LBLD) engaged CSRS under a planning and program management contract to oversee the Upper Barataria Risk Reduction (UBRR) project. The UBRR project consists of approximately 33 miles of continuous structural risk reduction infrastructure between the Mississippi River and Bayou Lafourche. Mr. Martinec is supporting LBLD in creating its first strategic plan alongside its advocacy around the UBRR project. He has been instrumental in shaping their federal agency and delegation strategy. Since starting work with LBLD, Mr. Martinec has worked with them to ensure the timely completion of the United States Army Corps of Engineers (USACE) Chief's Report, inclusion in the USACE work plan for the September 2021 disaster supplemental appropriation and positioning for a Congressional Water Resources and Development Act project authorization. Combined, these items have generated significant momentum for this \$1.6 billion flood risk reduction and coastal protection project. (2021 - Present)

CLIENT REFERENCE. Donald Ray Henry, Executive Director, Lafourche Basin Levee District, Post Office Box 670, Vacherie, LA 70090, (225) 265-7545, dhenry@lbd.us.com

City of Midland FEMA HMGP Buyout Program, Midland, MI, City of. Midland, MI. Project Manager. The City of Midland engaged CSRS to assist with project management and grant management of funding available to the City through FEMA's Public Assistance and Hazard Mitigation programs. Mr. Martinec supports the City with FEMA disaster grants stemming from the May 2020 Dam Collapse on the Tittabawassee River, including a proposed buyout program directed at properties within or near the 100-year floodplain. (2021 - Present)

PERSONNEL RESUMES



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

CLIENT REFERENCE. Grant Murschel, Director of Planning and Community Development, City of Midland

333 Ellsworth Street

Midland, MI 48640, (989) 941-6770, gmurschel@midland-mi.org

Jefferson Parish Disaster Management Services, Jefferson Parish

Government. Jefferson Parish, LA. Program Director. In the aftermath of historic Category 4 Hurricane Ida in August 2021, Jefferson Parish engaged CSRS to provide broad-based support to facilitate federal funding application and reimbursement for approximately \$150 million in response and recovery expenditures and to provide guidance and oversight of recovery processes to ensure federal regulatory and programmatic compliance. Mr. Martinec manages all the non-FEMA Public Assistance Work associated with Jefferson Parish's long-term recovery, including, but not limited to planning and technical advisory related to US Treasury State and Local Fiscal Recovery Funds, CDBG-DR, HMGP, FEMA non-disaster, and the various programs emerging from the Infrastructure Investment and Jobs Act. Mr. Martinec and the CSRS team are creating a Strategic Recovery Plan for the Parish to identify recovery priorities and support funding opportunities for recovery efforts. To date, Mr. Martinec has coordinated the submission of multiple nationally competitive grant applications totaling over \$350 million on behalf of Jefferson Parish and worked with State and Federal agencies to ensure that their post-disaster recovery programs are aligned with Jefferson Parish's long-term recovery needs. Most recently, Mr. Martinec and his team developed a transportation and infrastructure application for the Parish for the FY2022 MEGA grant for nationally significant freight and highway projects. (2021 - Present)

CLIENT REFERENCE. Nichole Gaubert, Director of Public Safety Grants & Administration, Jefferson Parish Government, 200 Derbigny Street, Suite 4200, Gretna, LA 70053, (504) 227-1374, ngaubert@jeffparish.net

University Lakes Restoration Project Advisory, Brailsford & Dunlavey. Baton Rouge, LA.

Subject Matter Expert. A coalition of state, local, and university partners formed in the fall of 2019 to restore the lakes by implementing the 2016 University Lakes Master Plan. CSRS, along with a joint venture partner, is managing a multidisciplinary team of consultants in order to implement this large, complex, and high-profile community project with numerous stakeholders and funding sources. Mr. Martinec assists in directing all fund sourcing activities for the \$100 million project that combines flood risk reduction, ecological restoration, and recreational amenities. (2021 - Present)

CLIENT REFERENCE. Leu Anne Greco, Vice President & General Counsel, LSU Foundation, 3796 Nicholson Drive, Baton Rouge, LA 70802, (225) 578-0525, lgreco@lsufoundation.org

East Baton Rouge Stormwater Master Plan, HNTB Corporation. Baton Rouge, LA.

Subject Matter Expert. The East Baton Rouge City-Parish selected HNTB Corporation with its partner CSRS to assist in developing a Parish Stormwater Master Plan. CSRS assisted with establishing design criteria and methodology for developing and applying 2D HEC-RAS models. Our team is creating 2D HEC-RAS



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

models to estimate flood damage costs for existing conditions and proposed projects to understand how and when the parish should move forward to mitigate flood damages. The CSRS team is also leading efforts to evaluate and update the City-Parish's ordinances and codes, including coordinating and meeting with stakeholders to update development standards to reduce flood risk and include more sustainable solutions. Mr. Martinec provides technical assistance to support recommendations for stormwater and floodplain management development regulations. (2020 - Present)

CLIENT REFERENCE. *Melissa Kennedy, Project Manager, HNTB Corporation, 10000 Perkins Rowe, Ste. 640, Baton Rouge, LA 70810, (225) 368-2845, makennedy@hntb.com*

Louisiana US Treasury Emergency Rental Assistance Program (ERAP), Louisiana Housing Corporation (LHC). Baton Rouge, LA. *Senior Grants Manager.* The Louisiana Housing Corporation (LHC), in partnership with the State of Louisiana Office of Community Development (OCD), engaged CSRS for overall Program Management Services to assist with implementing the emergency rental and utility assistance program throughout 57 of Louisiana's 64 Parishes. Mr. Martinec assists in directing program activities related to the State's \$160 million COVID-19 rental assistance program. He serves as deputy to the program director and coordinates oversight of approximately 30 Case Managers and 30 Intake Specialists. (2021 - 2022)

CLIENT REFERENCE. *Joshua Hollins, Executive Director, Louisiana Housing Corporation 2415 Quail Drive Baton Rouge, LA 70808, (225) 763-8700, JHollins@lhc.la.gov*

Workforce Housing Development, Client Confidential. Greater New Orleans, LA. *Development Advisor.* Mr. Martinec provided advisory services related to a \$40 million workforce housing and mixed-use development, including support on P3 deal structuring, low-impact design integration, entitlements, and political communications. (2021)

Pointe Coupee Parish Advisory Services, Pointe Coupee Parish Government. Greater Baton Rouge, LA. *Subject Matter Expert.* Pointe Coupee Parish Government contracted CSRS to draft its first land development ordinance to introduce basic land use controls and design standards. As a subject matter expert, Mr. Martinec provided oversight and technical support to the Parish and key stakeholders. (2021)

England Airpark Authority - Development, England Airpark. Alexandria, LA. *Project Manager.* CSRS provided Owner's Representation and Development Consulting Services for England Airpark Authority, a multi-modal commerce center and community that includes an international airport, numerous office and warehouse facilities, a golf course, a hotel and restaurant, a day-care center, a retirement community, and general housing. Mr. Martinec provided real estate development and planning advisory services to the decommissioned air force base, focusing on new housing development and quality-of-life improvements that support desired economic development outcomes. (2021)

PERSONNEL RESUMES



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

Baton Rouge Area Chamber Opportunity Zone Prospectuses, Baton Rouge Area Chamber (BRAC), Baton Rouge, LA. *Project Manager.* Baton Rouge Area Chamber (BRAC) received a Delta Regional Authority (DRA) Grant to look at Opportunity Zones throughout the eight-parish BRAC region. BRAC contracted CSRS to perform the tasks budgeted for the \$55,000 set aside in the grant budget. Mr. Martinec manages the development of a regional opportunity zone prospectus, including identification of priority sites, overlapping economic development incentives, plan and policy alignment and site prototyping. (2021)

Director of Planning and Major Projects, Mayor's Office, City of Gretna, Gretna, LA. *Planning and Policy, City of Gretna, Projects, City of Gretna, Intergovernmental and External Affairs, City of Gretna.* Mr. Martinec was responsible for all aspects of the City's Planning Department, including the administration of a Unified Development Code (UDC) and all long-range planning activities. He initiated and managed the City's first small area plan, Gretna Downtown 2020, adopted in the spring of 2016. Additionally, Mr. Martinec started and executed the City's first comprehensive plan, the Gretna Comprehensive Plan, adopted summer of 2018. He also initiated and managed the revision and consolidation of the City's development regulations into the Gretna UDC, adopted summer of 2019. The new UDC is among the most progressive in Louisiana and incorporates mandates and incentives for sustainability and resilience measures at building and site levels, heightened design standards and creation of a new planning commission. Mr. Martinec managed multiple public processes around planning and policy initiatives with minimal conflict surrounding sensitive community issues and full support of the City Council and Administration.

Mr. Martinec spearheaded the creation and implementation of the 25th Street Resilience District to showcase low-impact infrastructure design that reduces flood risk, adds recreational amenities, improves urban ecology, addresses suburban design deficits, and sourced approximately \$20 million in external funds to support District implementation. In addition, he initiated and managed the development of the City's first comprehensive capital improvement program, adopted in spring 2019, a five-year, \$51 million program supporting planning initiatives and revision of the City's historic preservation ordinances to comply with the Department of the Interior's best practices. He also initiated and managed the creation of a new National Register District nomination. Mr. Martinec oversaw the positioning and execution of all major capital projects within the City. He was directly responsible for positioning more than \$40 million in external funding to leverage more than \$60 million in projects, all offsetting local financial exposure and supporting strategic planning goals while maintaining resilience and sustainability best practices. Mr. Martinec ensured all new major capital projects within the City were designed to meet multiple demands, satisfying core infrastructure capacity while addressing environmental, economic development, aesthetics, and other needs. Additionally, he managed compliance with numerous state and federal funding streams. He handled all aspects of multiple project contracts from initiation to closeout. Mr. Martinec



Matthew Martinec, AICP

ROLE ON PROJECT: Senior Advisor, Planning & Government

PHONE. (833) 523-2526 | **EMAIL.** matthew.martinec@csrsinc.com

LOCATION. Baton Rouge, LA

developed strategic partnerships with state and federal agencies, as well as other governmental entities and institutions, including FEMA, HUD, EPA, U.S. Army Corps of Engineers, Louisiana DOTD, Louisiana OCD, Louisiana GOHSEP, Tulane University School of Architecture, Regional MPO, Jefferson Parish, City of New Orleans, and others. He coordinated the mayor's role as Co-Chair (2015–17) of the Mississippi River Cities and Towns Initiative (MRCTI), a coalition of 124 mayors working to bring state, federal and international attention back to the river to address longstanding economic development, infrastructure, and environmental needs. He also managed state and federal legislative delegation outreach and ongoing communication, including tracking and responding to relevant legislation and maintaining solid relationships with state and federal delegations. (2014 - 2020)

UN-HABITAT, Urban Economy and Finance Branch. Nairobi, Kenya and Cairo, Egypt. *Urban Economy and Finance Intern, UN-HABITAT.* Mr. Martinec was responsible for drafting policy recommendations about food security in developing countries facing rapid urbanization. Additionally, he assisted with organizing and executing an inter-governmental conference on urban planning and local governance issues in the Arab world. (2010 - 2011)

Lwengo Microfinance and Cooperative Society, Ltd.. Masaka District, Uganda. *Development Intern, Lwengo.* Mr. Martinec was responsible for providing capacity-building support to a peri-urban microfinance institution. Additionally, he fostered partnerships with local NGOs to expand the bank's service area to more rural locations and implemented improved accounting and security practices. (2008)

Tao Development Group (currently Isom Holdings). Lubbock, TX. *Project Assistant, Tao Development Group.* Mr. Martinec Assisted a small investment company with a range of real estate acquisitions and development. (2005 - 2008)



Mr. LeFevre is authorized by the Texas Board of Professional Engineers to practice in Environmental Engineering and Civil Engineering License No. 102200 since 2008.

FIELDS OF EXPERIENCE

- Drainage and Conveyance
- Road Design
- Water and Water Treatment Plants
- Wastewater Lift Stations
- Wastewater Treatment Plants
- Civil Engineering for Design and Construction of Public Buildings
- Environmental Engineering
- Project Management & Construction Phase Engineering

Mr. LeFevre has spearheaded projects with US General Administration Services (GSA), US Federal Motor Carrier Safety Administration (FMCSA); US Environmental Protection Agency (EPA); US Housing & Urban Development (HUD) and the US Army Corp of Engineers in relation to infrastructure such as roads, drainage, parks, planning, estimates, survey, geotechnical and material testing evaluations, design, and construction phase services for federal, state, and locally funded projects. Mr. LeFevre has successfully designed and federal infrastructure projects with relation to federal funding applications, federal design standards and requirements, environmental impact assessments, federal environmental permits, project management, construction phase engineering, and project. Mr. LeFevre will serve as the primary point of contact for inquiries with regards to contracts, design requirements, design, bidding and advertising for federal projects, and construction phase services such as construction engineering and inspection.

Education:

Bachelors of Science, 1993
Hardin-Simmons University

Masters of Science, 2000
Texas A&M University at Corpus Christi

Registrations/Certifications:

Professional Engineer, Texas,
No. 102200

Certified Floodplain Manager - Texas

Merchant Mariner Certificate:

USA000594483

Years of Experience:

22

Mr. LeFevre is also a **Certified Floodplain Administrator**. Mr. LeFevre can act on behalf of the Client with regards to all Federal Environmental Management Administration requirements with flood plain administration and reviews and will ensure that all projects comply with Federal Drainage Requirements and ensure that all standards will also comply with FEMA.

EXPERIENCE

2021-PRESENT

LeFevre Engineering, PLLC.— Currently President and Owner of LeFevre Engineering, LLC. As Project Engineer and Principal for the firm, Mr. LeFevre currently leads all aspects of projects. office, specializing in Civil and Environmental aspects of all projects.

2010-2021

LeFevre Engineering & Management Consulting, LLC - Owner and President of LeFevre Engineering and Management Consulting, LLC. Responsible for supervision of day-to-day activities, project control, coordination, and scheduling during all phases of engineering and surveying projects.

2006 – 2010

Guzman & Munoz Engineering and Surveying, Inc., - McAllen, TX. - Served as Project Engineer and Principal for the McAllen office, specializing in Civil and Environmental aspects of all projects.

2004 – 2006

Turner Collie & Braden Inc. – Pharr, TX. Served as Environmental Specialist and Project Manager for regional offices in South Texas for Texas Water Development Board- Economically Distressed Areas Program (TWDB-EDAP), Border Environment Cooperation Commission (BECC), and North American Development Bank (NADBank) projects.

2001 – 2004

Texas Engineering Extension Service-Texas A&M University Frank M. Tejeda Center for Excellence in Environmental Operations – Coordinated and provided outreach, technical assistance and professional education in the United States and Mexico spearheaded to improve the delivery of water, wastewater, solid waste, and other environmental systems to residents along the Texas/Mexico Border. Conducted on-site assessments of utility management and operation and analyzed the results of assessments performed by others. Used the results of these assessments to design tailored assistance mechanism.

PROJECT EXPERIENCE

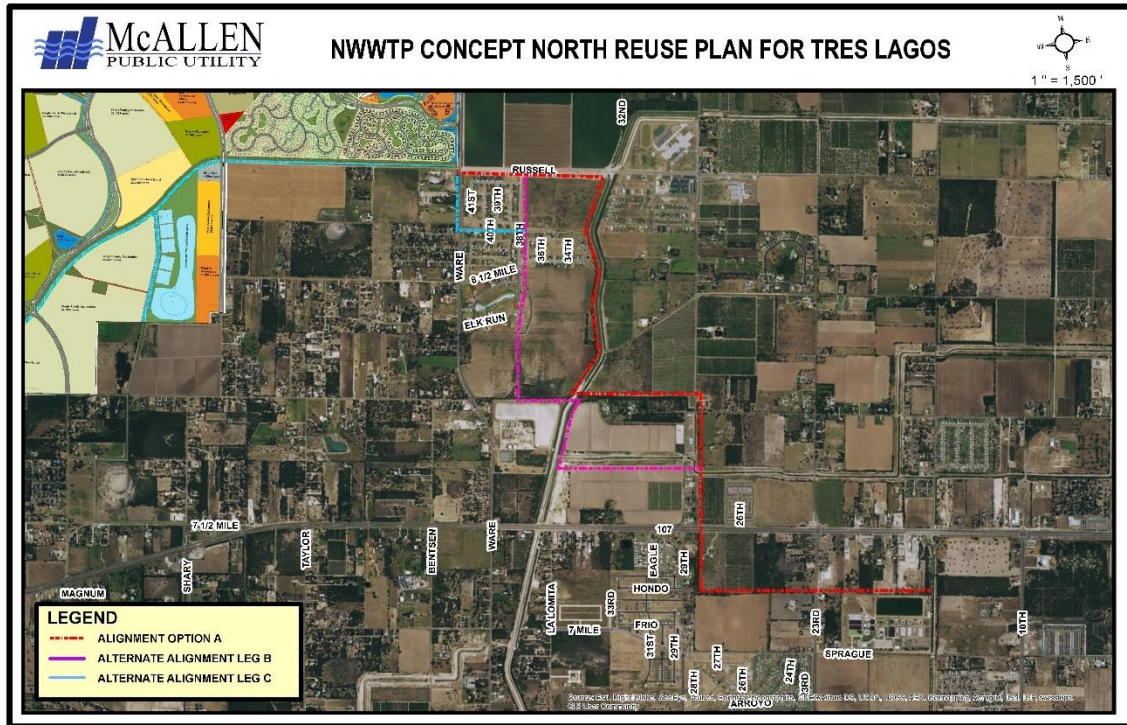
PROGRESO INTERNATIONAL BRIDGE FEDERAL MOTOR CARRIER & SAFETY ADMINISTRATION INSPECTION STATION, PROGRESO, TX

Mr. LeFevre provided design for Preliminary Layouts, Survey, Geotechnical Reports, Traffic Planning, Design, for the Federal Carrier & Motor Safety Administration (FMCSA) Inspection Station to be utilized by the US Immigration & Customs (ICE) and US Border Control (USBP) for vehicular inspection at the International Bridge. The project owner is Progreso International Bridge (Sparks Limited, LTD). The project consists of a 1836 sqft Administration building and a two (2) bay truck inspection station with underground inspection facility and a metal canopy over the two bays. LeFevre Engineering provided traffic design for truck driveways to the inspection station, roadway design parking, drainage, detention, water and wastewater design for off-site and onsite systems. Coordination and approval is being provided by the GSA and FMCSA. : \$10.0M



MCALLEN PUBLIC UTILITIES BOARD – TWDB TRES LAGOS WASTEWATER REUSE PROJECT & 29TH STREET SPORTS COMPLEX WASTEWATER REUSE PROJECT

Mr. LeFevre provided environmental, design, and construction phase services for McAllen PUB wastewater reuse project located in the Tres Lagos Development. Mr. LeFevre provided civil design, Environmental Assessment (EID), and also provided construction management services for the proposed wastewater collection improvements project. The project consisted of abandoning the existing undersized and inadequate water lines and replacing them with 16-inch PVC wastewater reuse line. There were approximately 60-70 fire hydrants and 1500 linear feet of 12-inch bore construction with 12-inch steel casing installed. This project will benefit the entire area of Tres Lagos by improved facilities and the deletion of asbestos water lines currently being used. Currently under design. *Construction Cost Engineer's Opinion of Probable Cost : \$3.2M*



CITY OF ALTON 2012-2014 TWDB CLEAN WATER STATE REVOLVING FUND PROJECT, ALTON, TEXAS

LEMC submitted the Tier III application and completed the design for this \$9.6M Improvement Project. The construction of a wastewater collection system improved the quality of life throughout the subdivisions and the surrounding area. The project included connections, collection lines, transmission lines, and upgrades to an existing lift station for a total of sixteen (16) subdivisions providing 578 connections. LEMC analyzed the project schedule, coordinated with TxDOT with repaving, insured the contractor was on schedule, reviewed pay applications, and all change orders. LEMC provided the construction phase management for the project and the project was completed on time and within budget.

Project Budget: \$9.6M

Mr. LeFevre, while with a previous firm, provided design, application, project management and construction phase engineering

CITY OF MERCEDES TWDB CLEAN WATER STATE REVOLVING FUND (CWSRF) WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT

for the City of Mercedes \$13.6M Wastewater Treatment Plant Improvements Project. Mr. LeFevre provided budgets, maintained project schedules, oversaw project status meetings, and provided

construction phase engineering for a wastewater project that included improving the wastewater treatment plant capacity from 2.3MDG (million gallons per day) to 5.0MGD. The original project was a \$7.5 M Disadvantaged Communities CWSRF loan at 0% with a \$6.1M injection of 100% grant from the American Recovery and Reinvestment Act (ARRA). *Engineer's Estimate: \$13M Construction Cost: \$13.6M*

**CITY OF MERCEDES TWDB CLEAN WATER STATE
REVOLVING FUND (CWSRF) WASTEWATER COLLECTION AND
WASTEWATER TREATMENT PLANT SCADA IMPROVEMENTS**

Mr. LeFevre, while with a previous firm, provided funding coordination with the TWDB, design, signed and sealed plans, and provided project management for rehabilitation of old, dilapidated clay sewer lines with a new technology of Cured In Place Pipe (CIPP) and rehabilitation of twenty-four (24) existing lift stations funded with a \$4.3M grant from the TWDB. Mr. LeFevre also provided design for the implementation of a Supervisory Control & Data Acquisition (SCADA) system for the existing wastewater treatment plant. The improvements were funded by the American Recovery and Reinvestment Act (ARRA) second round of funding coordinated by Mr. LeFevre and TWDB project engineers. *Engineer's Estimate: \$4.3 M Construction Cost: \$4.3M*

Mr. LeFevre, as the engineer of record, designed and is providing project management for the installation of a Radium

**ZAVALA COUNTY WATER CONTROL & IMPROVEMENT DISTRICT
NO. 1- WATER IMPROVEMENT PROJECT: RADIUM REMOVAL
SYSTEM**

Removal System for Zavala County Water Control & Improvement District No. 1. As the engineer of record, Mr. LeFevre prepared all application documents and design documents. LEMC performed as the construction engineer for this project. The District was under a Compliance Order issued by the TCEQ for exceeding the maximum contaminant levels allowed by the Environmental Protection Agency (EPA) and TCEQ for combined Radium and Gross Alpha Particles. As a result of Mr. LeFevre and his "planning to construction" method, he negotiated with the TWDB to use the additional funding remaining from other sewer projects to provide a cost effective system for the District for the removal of Radium and Gross Alpha Particles. Mr. LeFevre provided the engineering supervision and signed and sealed the Pilot Study of the WRT, Inc. Z-88 Radium Removal system which is a first of its kind in Texas.

Construction Cost: \$1.14M

**ZAVALA COUNTY WATER CONTROL & IMPROVEMENT
DISTRICT NO. 1 -WASTEWATER IMPROVEMENTS PROJECT**

Mr. LeFevre, while with a previous firm, was the engineer of record, signed and sealed all plans, designed, managed, and

provided construction phase engineering for a \$5.8 M TWDB Economically Distressed Areas Program (EDAP) Project funded with 100% grant funding. Mr. LeFevre, while employed with another firm, took over the project that was previously approved in 1998 and had “stalled”. Mr. LeFevre developed a new project budget, design, coordinated with the TWDB, and bid the project \$3.9M under original engineer’s budget and \$1.7M below new engineer’s estimate. The project consisted of a new 0.6 MGD wastewater treatment plant and collection system, including lift stations, for a community that has never had a centralized sewer system.

Project Cost: \$5.8M

Contact: Mrs. Jill Kimball, Former General Manager, ZCWCID No. 1

LEMC has been hired to prepare preliminary engineering, TCEQ Permitting Amendment for

**CITY OF DONNA – WASTEWATER TREATMENT PLANT 1.0
MGD EXPANSION 2016**

Discharge Permit, and planning for the existing 1.8MGD Rotary/Oxidation Wastewater Treatment Plant. LEMC has recommended to the City of Donna to achieve the 1.0MGD expansion that the existing “race track” system that is non-efficient and antiquated be replaced with bubble diffusion. It is more efficient and will increase the capacity. A sludge digester is being recommended to reduce the amount of sludge being disposed of and the existing chlorine contact chambers will need to be increased. *Project Budget is \$3.0M*

CITY OF DONNA – WASTEWATER TREATMENT PLANT - 2016

LEMC has been hired to replace the antiquated and damaged SCADA system and

instrumentation at the existing WTP. The system was damaged during Hurricane Dolly and the system has not been replaced. The existing personnel are running the system manually. LEMC has been hired for preliminary assessments for replacing the entire SCADA system, instrumentation, and clarifiers rehabilitation. *Project Budget is \$2.0M*

PROFESSIONAL REFERENCE PAGE

REFERENCES FOR RICHARD LEFEVRE, PE, CFM

PROFESSIONAL REFERENCES

REFERENCE NAME	Commissioner Ann Forbes		
TITLE	Commissioner	ORGANIZATION	CITY OF COMBES
ADDRESS	21626 HAND RD. COMBES, TX 78535		
PHONE	956-423-3515	EMAIL	wwforbes44@gmail.com
PROFESSIONAL RELATIONSHIP	Commissioner Combes – Provided engineering design services for FM 508 Widening Project and Crosswind Landing Drainage.		
REFERENCE NAME	Carlos Gonzalez, PE		
TITLE	Program Engineer	ORGANIZATION	MCALLEN PUBLIC UTILITIES BOARD
ADDRESS	1300 Houston Ave, McAllen, Texas 78501		
PHONE	956-681-1600	EMAIL	cagonzalez@mcallen.net
PROFESSIONAL RELATIONSHIP	Former Supervisor for projects in McAllen, Texas, for McAllen, PUB. Mr. LeFevre worked with Mr. Gonzalez on previous project in McAllen funded by Texas Water Development Board.		
REFERENCE NAME	Bobby Sparks		
TITLE	Owner	ORGANIZATION	Progreso International Bridge
ADDRESS	251 S International Blvd., Progreso, Texas, 78579		
PHONE	956-650-0617	EMAIL	srsbs@aol.com
PROFESSIONAL RELATIONSHIP	Mr. Sparks is Owner of the Progreso International Bridge and current client of LeFevre Engineering.		
REFERENCE NAME	Hector Siller, PE		
TITLE	District Engineer	ORGANIZATION	Texas Department of Transportation – Pharr District
ADDRESS	600 W Interstate 2, Pharr, Texas, 78577		
PHONE	956-243-3230	EMAIL	HectorSiller@txdot.gov
PROFESSIONAL RELATIONSHIP	TXDOT Engineer that oversaw design and preliminary planning for FM 508		



JAVIER GARCIA, P.E.

**GARCIA INFRASTRUCTURE
CONSULTANTS, LLC**



EDUCATION

B. S., Civil Engineering, University of Texas at Austin, 1991

Texas P.E. No. 83920

PROFESSIONAL AFFILIATIONS

American Council of Engineering Companies (ACEC)- Ex-President (San Antonio Chapter)

Water Environment Association of Texas (WEAT)- Member

American Water Works Association (AWWA)- Member

Texas American Water Works Association (TAWWA)- Member

SAWS Citizen Advisory Committee (CAP)- Co-Chairman

INDUSTRY TENURE

32-years

PROFESSIONAL EXPERIENCE

Mr. Garcia has 32 Years of experience with a focus in the design, and design management of wastewater treatment facilities, wastewater collection and pump stations, water distribution, and water pumping and storage facilities.

RELATED EXPERIENCE

Pleasanton Wastewater Treatment Plant Improvements, Pleasanton, TX

This project included improvements aimed at improving operating efficiencies and reducing electrical demands. Areas within the plant that are being improved include (1) Oxidation Ditch Mechanical Aerators will be replaced with new higher efficiency Units, (2) UV System will be replaced with a higher efficiency unit that will allow staff to ramp up and down speed to match plant loads, and (3) new mechanical dewatering system to improve operations. This project is being delivered in a design-build arrangement with Schneider Electric. Javier served as Project Manager and responsible for the overall successful delivery of this project. Construction will commence starting in January 2024.

North McAllen WWTP Improvements and Recycle Pump Station, McAllen Public Utilities (MPU), McAllen, TX, Completed 2018.

Modified treatment process at the NWWTP to meet TCEQ Type I Reclaimed Water Standards. These improvements included modifications to the UV Basin, addition of cloth media filters, disinfection system, recycle water storage tanks, and 5-mgd pump station to deliver reclaimed water to the Tres Lagos Subdivision and new McAllen Sports Complex. Developed civil site and stormwater management plan.

SAWS SMCWRC Headworks Enhancement Phase 2, San Antonio, TX, 100% Design Phase.

This project was developed to address deficiencies at the SMC WRC Headworks facility. Improvements include replacing the grit removal equipment (grit pumps, grit classifiers, & piping) and other modifications to improve the grit removal process.

SAWS Dos Rios Primary Clarifier Rehabilitation, San Antonio, TX, Completed Jan 2021. This project included the rehabilitation of eight (8) 140-ft diameter Primary Clarifier at the STCWRC. Construction was recently completed.

SAWS SMCWRC Biosolids Planning & Cost Analysis, San Antonio, TX, Completed 2019.

Technical evaluation of alternative technologies to manage biosolids at the SMCWRC. Technologies evaluated included conventional anaerobic digestion, thermal hydrolysis (THP), and thermochemical hydrolysis (TCHP).

Dos Rios WRC Disinfection, SAWS, San Antonio, TX, Completed 2020. Assisted SAWS with the replacement of chlorine and sulfur dioxide system at the DRWRC. The DRWRC is permitted for an ADF of 125-mgd and a PF of 250-mgd. This included replacing sulfur dioxide cylinders, evaporators, sulfonators, injectors and diffusers and all associated piping. Construction was recently completed.

Medio Creek WRC Filtration, SAWS, San Antonio, TX, Completed 2018. Developed an engineering report to evaluate various tertiary treatment options at the Medio Creek WRC. Filtration options evaluated included Cloth Media Depth Filtration and Surface Filtration. Capacity of the treatment train evaluated (Plant 2) is 8.5-mgd (ADF) and 17-mgd (PF).

City of Pharr Wastewater Treatment Plant, City of Pharr, Completed 2012

Mr. Garcia served as Project Manager for the 3-mgd expansion of the City of Pharr WWTP. The expansion included modifications to the headworks, new biological nutrient removal reactor, clarifiers, filters, UV disinfection, gravity belt thickener, and relocation of the existing belt filter press facility. The new facility is designed to meet more stringent TCEQ effluent limits. In addition, we also evaluated tertiary treatment options to meet Reclaimed Water 210 Regulations (Type II Water Quality). Mr. Garcia also served as project manager during construction, managing all activities for the City among which included handling RFI, RFP, Shop Drawing Submittals, Pay Requests, resident inspection, and start-up services.



Ronald C. Emmons, P.E.

**GARCIA INFRASTRUCTURE
CONSULTANTS, LLC**



EDUCATION

B. S., Civil Engineering, Texas Tech University, 1988

Texas P.E. No. 85090

Maryland P.E. No. 21784

Arizona P.E. No. 40707

REGISTRATIONS

TX Class A Wastewater Treatment Operator License No. WW0057412.

TX Class A Water Operator License No. WO0039489.

Maryland Class 5A Wastewater Treatment Plant Operator License No. 4152.

PROFESSIONAL AFFILIATIONS

Water Environment Federation (WEF)- Member

Water Environment Association of Texas (WEAT)- Member, Past President, President, Vice President, Secretary, and Section Rep (San Antonio Chapter)

American Water Works Association (AWWA)- Member

INDUSTRY TENURE

34-years

PROFESSIONAL EXPERIENCE

Mr. Emmons is a seasoned professional with 34-Years of experience in the design and management of water and wastewater systems. Ron recently served as public works director for the City of Fair Oaks Ranch, Texas and was responsible for compliance with all regulatory authorities (TCEQ, TXDOT, TWDB, EPA, FEMA, USACE, etc.). as well as coordinating with neighboring governmental agencies to include City of San Antonio, Bexar County, SAWS, and TxDOT.

RELATED EXPERIENCE

Pleasanton Wastewater Treatment Plant Improvements, Pleasanton, TX

This project included improvements aimed at improving operating efficiencies and reducing electrical demands. Areas within the plant that are being improved include (1) Oxidation Ditch Mechanical Aerators will be replaced with new higher efficiency Units, (2) UV System will be replaced with a higher efficiency unit that will allow staff to ramp up and down speed to match plant loads, and (3) new mechanical dewatering system to improve operations. This project is being delivered in a design-build arrangement with Schneider Electric. Ron served as Lead Process Mechanical and Engineer of Record. Construction is scheduled to commence in January 2024.

City of Fair Oaks Ranch | Director of Public Works | Fair Oaks Ranch, TX, Primary responsibilities included: Department Head of the City's Maintenance and Utility Departments for a community of 9,000 residents. Supervise staff of 29 employees. Manage all aspects of small city system infrastructure including roads and streets, drainage systems, water treatment and distribution, wastewater collection and treatment, and water recycling. Ensure compliance with all regulatory authorities, including TCEQ, TXDOT, TWDB, EPA, FEMA, etc. Coordinate and manage multiple varied and complex projects for infrastructure water, sewer, and street system improvements and regulatory compliance with local engineers and contractors. Propose and manage Public Works and Utility budgets. Review development plans for compliance with codes, regulations, and standards.

SAWS Market Street Pump Station Disinfection Upgrades | Design Lead | Bid Phase. Bid documents were developed to replace the existing On-Site Sodium Hypochlorite (OSHG) Disinfection System with a new OSHG System. Market Street uses an (OSHG) System that was installed in 2010 and in need of replacement. A study was conducted which included a life cycle cost model comparing the use of bulk hypochlorite to the OSHG System. OSHG was selected given the unique aspects of the Market Street Pump Station. It is in the downtown area and adjacent to the San Antonio River Walk. Ingress and egress of trucks delivering bulk sodium hypochlorite, a hazardous substance, represented a risk which partially drove the decision to use the OSHG System. Ron coordinated with the City of San Antonio Historical Commission and the Texas Commission on Environmental Quality. He also reviewed our subconsultants' plans to ensure compliance with regulatory requirements and quality standards.

SAWS Rilling Road Flow Management Facility | Design Lead | 60% Design Phase. Ron is serving as design lead of a 90-inch interceptor sewer main and other miscellaneous yard piping as a subconsultant to Jacobs Engineering. This project consists of the installation of two (2) flow management basins that will redirect flow from a 90-inch sewer main, store it during peak wet weather conditions, and then re-introduce back to the system. Ron responsibilities consist of site investigations, designing the sewer junction structures, and addressing constructability issues. This project is currently at the 60% Design Phase.

Cordillera Ranch WRC, Cordillera Ranch, LTD (GBRA), Project Engineer. This project consists of expanding the existing Cordillera Ranch WRC which is operated by GBRA. Expansion included removing and expanding the MRB Treatment System, replacing the influent screens, converting existing sludge storage basin to a digester, converting waste storage basin to chlorine contact, and incorporating a new sludge dewatering process. This project is at 90% Design Phase.





ROBERT ALLEN, P.E.

**GARCIA INFRASTRUCTURE
CONSULTANTS, LLC**



EDUCATION

B. S., Civil Engineering, University of
Florida, 1983

Texas P.E. No. 114157;

Louisiana P.E. No. 41428

PROFESSIONAL AFFILIATIONS

American Council of Engineering
Companies (ACEC)- Member

American Society of Civil Engineers
(ASCE) - Member

INDUSTRY TENURE

38-years

PROFESSIONAL EXPERIENCE

Mr. Allen has 38-years of experience, including 32-years serving San Antonio and South-Central Texas, three (3) years in the Metro Washington, DC area, and four (4) years in Shreveport, LA. He is a senior project manager with a very wide spectrum of experience and expertise. Mr. Allen has designed numerous water main improvement projects for SAWS ranging from 8 to 36-inch and sewer mains that range in size from 8 to 54-inch using both open cut and trenchless methods. His recent experience includes assisting SAWS on the following water main Improvement projects: Kiefer Rd, Brightwood, Zigmont, and Wurzbach Projects.

RELATED EXPERIENCE

SAWS Kiefer Road Water Main Improvement, San Antonio, TX, Role: Design Engineer, GIC. This project included extending a new 12-inch Water Main from Kiefer Road west along a 16-ft Easement west to Cal Turner Dr, approximately 986-lf. The purpose was to eliminate a dead end main and loop the water distribution system. The new main was designed as an HDPE Main. Mr. Allen is the Engineer of Record and developed all design documents and included all the pay items and quantities. This project is currently under construction.

SAWS Prue Road Water Main, San Antonio, TX, Role: Utility Coordination, Construction, GIC. This project was delivered under a design-build method and was the largest City of San Antonio (COSA) 2017 Bond Program Project. Prue Road is being improved to include full street reconstruction, widening, and drainage improvements from Babcock Rd. to Laureate Dr. Design documents to replace 9,200-lf (1.75-miles) of 8 and 12-inch Water Main were developed. Mr. Allen assisted with developing the design documents, utility coordination, and development of the utility conflict matrix. Multiple utilities are being relocated, CPS Gas & Electrical, Gray Forest Gas, AT&T, water main, and adjustments to the sewer main. This project is currently under construction.

SAWS Theo Malone Water Main, San Antonio, TX, Role: Design Engineer, Completed 2016, GIC. This project included the replacement of approximately 12,600-lf of 8-inch and part of the 2012 COSA Bond Program. The alignment was along an older street and included multiple existing utilities and the installation of new storm sewer and sanitary sewer. Mr. Allen was Engineer of Record and was responsible for the developing design documents, assisted with utility coordination, bid quantities, and the opinion of probable construction cost.

SAWS Allena Water Main, San Antonio, TX, Role: Utility Coordination, Completed 2017, Professional Experience. This project included the replacement of 3,000-lf of 6-inch Water Main with an 8-inch Water Main along Allena Street from Weizmann St. to Dresden Drive. Allena is a residential Street with multiple utilities that include CPS Gas and a 78-inch Storm Sewer. Cross connections with existing water mains were required at eight (8) alleys and six (6) intersecting streets. Mr. Allen assisted with Utility Coordination which included COSA and CPS Energy.

SAWS Warner Water Main, San Antonio, TX, Role: Design Engineer, Completed 2021. Replacement of 500-lf of 8-inch water main along a residential street in a non-joint bid arrangement. This project was successfully completed.

SAWS Mider and Minute Man, San Antonio, TX, Role: Design Engineer, Completed 2021. Replacement of approximately 143-ft of Sanitary Sewer and 815-lf of Water Main along a residential area in a non-joint bid arrangement. This project was successfully completed with no change orders.

SAWS Ira Lee Water & Sewer, San Antonio, TX, Role: Design Engineer, Completed 2018. Relocation of 240-lf of 16-inch water and 2,290-lf of 24- and 15-inch sanitary sewer system improvements as part of a Bexar County Flood Control Project.

REPRESENTATIVE PROJECTS



City of Weslaco

Trimad Consultants, LLC

Mr. Ricardo Salazar, P.E., President, Trimad Consultants, L.L.C. (TRIMAD) has 20 years in Civil Engineering field. While Trimad has only been practicing since 2019, Mr. Salazar has previous experience while employed with other firms. With the experience of Mr. Salazar, TRIMAD provides its clients with successful engineering solutions with high quality results and best economical value. TRIMAD has provided sample projects of our past performance in accordance with the RFQ requirements, instruction and evaluation criteria for solicitation. Related past performance from subconsultants CSRS is included.

REPRESENTATIVE PROJECTS



City of Weslaco

Subdivision Standards Manual—City of San Juan, Texas

Description and Scope of Work:

The Subdivision Standard Manual project was prepared to assist engineers, planners and architects during the development of infrastructure improvements in public right of way by specifying design standards. The manual will serve as a comprehensive guide to the planning, designing, and development of subdivisions within San Juan. Sections worked in the manual include: development requirements, submittal and plan requirements, off-street parking and loading requirements, drainage policy, streets and roadways, water improvements, wastewater improvements, traffic control operations, solid waste/recycle details, drainage and erosion control details, paving, water, wastewater, and traffic details. This process involved meetings with City staff on review of key background materials, community and then layout out a recommended format, content, and organization of the new Subdivision Standards Manual.

Role:

Mr. Salazar and the TRIMAD team undertook all tasks associated with the development of the Subdivision Standards Manual. Commencing the project in February 2024, TRIMAD is presently engaged in the review phase with City staff, nearing 65% completion.

Completion Date:	ON-GOING
Key Personnel:	Ricardo Salazar, P.E.
Contract Amount:	\$25,000.00
Name of Owner's Representative & Contact Information:	City of San Juan David Tijerina, Planning Director 709 S. Nebraska Ave. San Juan, Texas 78589 956-223-2000

REPRESENTATIVE PROJECTS



City of Weslaco

10.00-AC Tract-Capisallo Lot 4 Blk 36 20.0AC GR 18.47AC—City of Mercedes, Texas

Description and Scope of Work:

The 10.00-AC Tract-Capisallo Lot 4 Blk 36 20.0AC GR18.47 AC Feasibility Study Report was prepared for a Sandoval Capital Group, LLC. The report focused on an analysis of land used for agriculture intended for a subdivision master plan. This feasibility study report included analysis for the subdivision process requirements, narratives describing assumptions, analysis, engineering, conclusions, conceptual level drawings and a opinion of probable construction cost (OPCC) estimate.

Role:

Mr. Salazar and the TRIMAD team undertook all tasks associated with the development of the 8.622-AC Tract Cedar Creek RV Park feasibility study report. TRIMAD worked on in conjunction with the owner/developer on the future site use. The client moved forward with the project proposed on the feasibility study report. The master plan project was completed on August 2023.

Completion Date:	July 2022-August 2023
Key Personnel:	Ricardo Salazar, P.E.
Contract Amount (OPCC):	\$261,119.96
Name of Owner's Representative & Contact Information:	Sandoval Capital Group, LLC Eddie Sandoval, Owner P.O. Box 1057 Donna, TX 78537

REPRESENTATIVE PROJECTS



City of Weslaco

8.662-AC Tract Cedar Creek RV Park —City of Bastrop, Texas

Description and Scope of Work:

The 8.662-AC Tract Cedar Creek RV Park Feasibility Study Report was prepared for a private client. The report focused on an analysis of unoccupied land intended for a new subdivision. This feasibility study report included analysis for the subdivision process requirements, narratives describing assumptions, analysis, engineering, conclusions, conceptual level drawings and a opinion of probable construction cost (OPCC) estimate.

Role:

Mr. Salazar and the TRIMAD team undertook all tasks associated with the development of the 8.622-AC Tract Cedar Creek RV Park feasibility study report. The report is currently under review by the client.

Completion Date:	March 2024-ON GOING
Key Personnel:	Ricardo Salazar, P.E.
Contract Amount (OPCC):	\$1.5 million
Name of Owner's Representative & Contact Information:	Ali Davoudi, Owner 15 E Greenway Plaza #27B Houston, Texas 77046



SERVICES PROVIDED

- Code Audit
- Code Development
- Map Development
- Community Workshops

SCHEDULE

- 2020 - Present
- On Time & Within Budget

FIRM RESPONSIBILITY

- Prime

Pointe Coupee Zoning Ordinance

POINTE COUPEE PARISH, LA

CSRS

CSRS has been tasked with developing Point Coupee's first zoning ordinance. Point Coupee is a rural parish adjacent to the Mississippi River with a limited history of use regulation. The draft zoning ordinance addresses basic approval types, authorities and processes, relation with the Parish comprehensive plan, forms and building types, zoning districts and allowable uses, non-conformities, and definitions. The draft zoning ordinance is mindful of the Parish's limited administrative capacity and resources and intended to resolve basic land use conflicts and establish simple development approval processes.



SERVICES PROVIDED

- Review & Recommendation Of Proposed Plats
- Site Plans
- Building Plans
- Stormwater Plans
- Signage

SCHEDULE

- 2018 - Present
- On Time & Within Budget

FIRM RESPONSIBILITY

- Prime

Ascension Parish & Calcasieu Parish Development Review

ASCENSION PARISH & CALCASIEU PARISH, LA

CSRS

CSRS manages the development review processes for Ascension and Calcasieu Parishes, providing staff augmentation to support these local governments. CSRS is responsible for ensuring that all proposed developments within the Parishes satisfy local LDRs and follow their respective approval processes. This includes, but is not limited to, review and recommendation of proposed plats, site plans, building plans, stormwater plans, signage, and other required submittals for developmental approvals.

Our Team understands administering LDRs from a public sector perspective, currently providing staff augmentation to multiple jurisdictions and with professionals whose careers are rooted in public sector planning and code administration.



Section 8

APPENDIX

APPENDIX



City of Weslaco

Please see following pages for References, Required Forms from City of Weslaco, Certificate of Insurance, and Certificates.

REFERENCES



City of Weslaco

Name	Company	Address/	Email
Marco Ramirez, P.E. Utility Engineer	McAllen Public Utility (MPU)	1300 W. Houston Ave. McAllen, TX 78501 (956) 681-1775	mramirez@mcallen.net
Ruben Rosales Public Utilities Director	City of Pharr	801 E Sam Houston Pharr, TX 78577 (956) 402-4300	Ruben.rosales@pharr-tx.gov
Ruben Alfaro City Engineer	City of Pharr	118 S Cage Blvd 1 st Floor Pharr, TX 78577 (956) 402-4221	ruben.alfaro@pharr-tx.gov
Juan Martinez Utilities Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	jmartinez@sjtx.us
David Tijerina Planning Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	dtijerina@sjtx.us
Jonas Gonzalez Public Utilities Director	City of Donna	307 S 12 th St Donna, TX 78537 (956) 464-7861	jgonzalez@cityofdonna.org
Robert Salinas City Manager	City of Alamo	420 N Tower Rd Alamo, TX 78516 (956) 787-0006	bsalinas@alamotexas.org
Jose G. Ibarra, Jr. Planning Manager	Sharyland Water Supply Company	321 S Shary Blvd Mission, TX 78573 (956) 585-6081	jibarra@sharylandwater.com

**CITY OF WESLACO
DISCLOSURE OF INTERESTS**

City of Weslaco, Texas requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA." Corporations whose shares are publicly traded and listed on national or regional stock exchanges or over-the-counter markets may file a current Securities and Exchange Commission Form 10-K with the City in lieu of answering the questions below. See next page for definitions.

Date: 3/28/24

FIRM NAME: Trimad Consultants, LLC

ADDRESS: 1803 Mozelle St., Pharr, TX 78577

FIRM is: 1. Corporation ☒ 2. Partnership () 3. Sole Owner ()
4. Association () 5. Other () _____

DISCLOSURE QUESTIONS

If additional space is necessary, please attach a separate sheet.

1. State the name(s) of each "employee(s)" of the City of Weslaco having an "ownership interest" constituting of 0% or more of the voting stock or shares of the business entity or ownership of \$2,500 or more of the fair market value of the business entity or employed by the above named "firm."

Name	Title	Department
N/A	N/A	N/A

2. State the name of each "official" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Title	Department
N/A	N/A	N/A

3. State the names of each "board member" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm" or employed by the above named "firm."

Name	Board, Commission or Committee
N/A	N/A

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Weslaco, Texas as changes occur.

Certifying Person: Ricardo Salazar

Title: President
(Type or Print)

Signature of Certifying Person: 

Date: 3/8/2024
(Type or Print)

**VENDOR ACKNOWLEDGMENT FORMS
CITY OF WESLACO
NON-COLLUSIVE BIDDING CERTIFICATION**

I/We have read instructions to bidder and specifications. My/Our bid conforms with all specifications, conditions, and instructions as outlined by *CITY OF WESLACO*. Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF WESLACO for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this RFQ, certifies and represents to the CITY OF WESLACO that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this RFQ; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFQ; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF WESLACO concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this RFQ; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF WESLACO in return for the person having exercised the person's official discretion, power or duty with respect to this RFQ; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF WESLACO in connection with information regarding this RFQ, the submission of this RFQ, the award of this RFQ or the performance, delivery or sale pursuant to this RFQ.

Date: 3/28/24

Company Name: Trimad Consultants, LLC

Signature: 

Title: President

Note: This form must be filled in and submitted with RFQ package

CERTIFICATION FORM

DEBARMENT, SUSPENSION, AND OTHER INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER
COVERED TRANSACTIONS

The bidder certifies that neither the bidder, its third-party subcontractors, nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

SIGNATURE  TITLE President

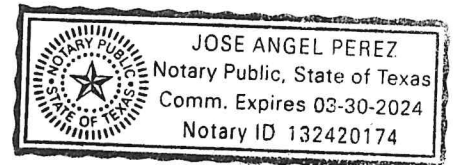
COMPANY Trimad Consultants, LLC DATE 3/28/2024

State of Texas, County of Hidalgo

Subscribed and sworn to before me this day 28 March of , 2024.

Notary Public 

My Appointment Expires 03-30-2024



AUTHORIZED CONTACT FORM:

This RFQ has been issued by City of Weslaco Purchasing Office. The Purchasing Office shall be the vendor's sole point of contact with regard to the RFQ, its content, and all issues concerning it.

All communication regarding this RFQ shall be directed to the City of Weslaco's Purchasing Agent. The Purchasing Agent facilitating this RFQ is identified on the cover page, along with his or her telephone number, and he or she shall be the primary point of contact for discussions or information pertaining to the RFQ. Contact with any other City representative, including elected officials, for the purpose of discussing this RFQ, its content, or any other issue concerning it, is prohibited unless authorized by the Purchasing Agent.

Violation of this clause, by the vendor having unauthorized contact (verbally or in writing) with such other City representatives, may constitute grounds for rejection by the Purchasing Office of the vendor's bid/response.

The above stated restriction on vendor contact with City representatives shall apply until the City has awarded a purchase order or contract to a vendor or vendors.

SIGNATURE *Michael J. Sch* TITLE President

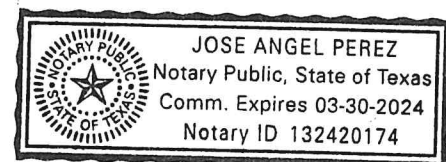
COMPANY Trimad Consultants, LLC DATE 3/28/2024

State of Texas, County of Hidalgo

Subscribed and sworn to before me this 28 day of March, 2024.

Notary Public *Jose Angel Perez*

My Appointment Expires: 03-30-2024



**Texas Board of Professional
Engineers and Land Surveyors**

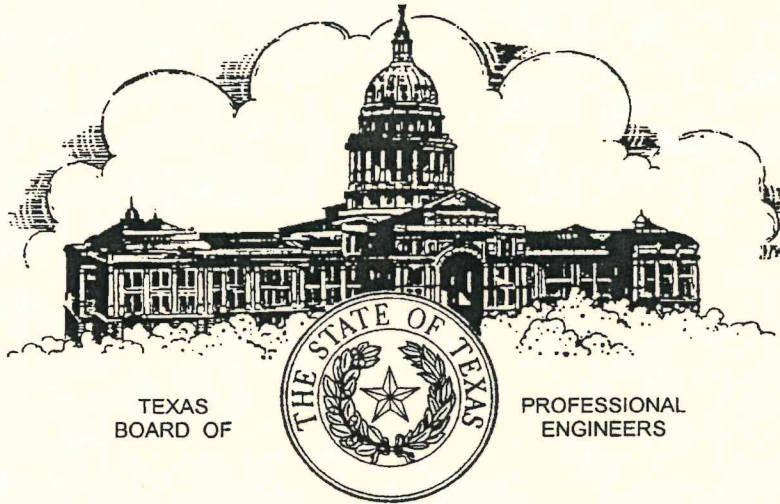
CERTIFICATE OF REGISTRATION

This acknowledges that
Trimad Consultants L.L.C.

has fulfilled the requirements of the Texas Board of Professional Engineers
and Land Surveyors to offer and perform engineering services in the state of Texas.

Registration Number
F-18526

Expiration Date
1/31/2025



TEXAS
BOARD OF

PROFESSIONAL
ENGINEERS

BE IT KNOWN THAT

Ricardo Salazar

HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS
REQUIRED UNDER THE TEXAS ENGINEERING PRACTICE ACT,
TEXAS CIVIL STATUTES, ARTICLE 3271a, IS GRANTED THIS

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

**TEXAS BOARD OF
PROFESSIONAL ENGINEERS**

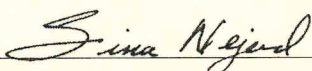
IN WITNESS WHEREOF,

We have hereunto set our hands and affixed the seal of the
Board at the City of Austin, this 8th day of December, 2016.



SERIAL
NUMBER **125392**


BOARD CHAIR


BOARD SECRETARY

40 years BUILDING COMMUNITIES

CITY OF WESLACO

REQUEST FOR QUALIFICATIONS FOR ENGINEERING /
PLANNING SERVICES TO CONDUCT FEASIBILITY STUDIES FOR
STREET AND UTILITY IMPACT FEES AND TO UPDATE THE CITY'S
SUBDIVISION, ZONING AND BUILDING ORDINANCES
RFQ NO.: 2023-24-18

APRIL 04, 2024

able.city

ARCHITECTURE. URBANISM. CITY MAKING

In Partnership with:

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

Contact information: Carlos Gallinar, AICP, CNU-A
Principal in Charge and Project manager.
carlos@able.city 915-201-0607
521 Texas Avenue El Paso, TX 79901.

Statement of Understanding:



City of Weslaco - 255 S. Kansas Ave. -Weslaco, TX 78596

REQUEST FOR QUALIFICATIONS FOR ENGINEERING / PLANNING SERVICES TO CONDUCT FEASIBILITY STUDIES FOR STREET AND UTILITY IMPACT FEES AND TO UPDATE THE CITY'S SUBDIVISION, ZONING AND BUILDING ORDINANCES - RFQ No.: 2023-24-18

Dear Selection Committee,

Able City is pleased to submit our qualifications for the City of Weslaco Engineering/Planning Services. Our proposal will introduce our team as well as highlight our qualifications and experience working with municipalities and creating places that allow citizens and communities to thrive.

Able City is a firm with over 70 years of combined experience and a staff of over 20 specialized in a wide range of disciplines, including 2 certified planners, 5 registered architects, policy writers, and community organizers. Our mission is to advance communities' quality of life through architecture, urban planning, and civic engagement. Able City imagines cities to be sustainable, livable, walkable, bikeable, accessible; and public spaces that make us healthier, empowered, and connected. To that end, we advocate in the community, and thus are familiar with the values and concerns of our fellow citizens. Together with city leadership, staff, and citizens, we can create a platform for building quality places that people love and where they can thrive. Our approach does not look at isolated components of a community but instead represents a holistic approach that respects the interconnected and symbiotic relationship of all facets of the community. If selected, our focus will remain on ensuring that the new ordinances promote quality of life, engaging residents for a safer and healthier community, and preparing for external changes through partnerships.

Able City recognizes the unique opportunity and responsibility that accompanies updating the City of Weslaco's Engineering/Planning Services. Our understanding of this project centers on three foundational pillars: Community Engagement, Sustainable Development, and Strategic Implementation. Herein, we propose a comprehensive strategy that resonates with the values and ambitions of the City of Weslaco and aligns with our firm's extensive expertise in crafting ordinances that fortify community growth and well-being.

Herein we submit our team's experience, and team qualifications to convey our expertise, our capabilities, and our sincerest hope in continuing to work with the City of Weslaco.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "MOR", with a long horizontal line extending to the right.

Mario A. Peña AICP, AIA, CNU-A
Principal/ Partner
mario@able.city

ARCHITECTURE. URBANISM. CITY MAKING

TABLE OF CONTENTS

04 TAB 1
**GENERAL EXPERTISE AND
METHODOLOGY**

10 TAB 2
SCOPE OF WORK

12 TAB 3
TIMETABLE & SCHEDULE

14 TAB 4
PROJECT TEAM & PERSONNEL

16 TAB 5
INDIVIDUAL QUALIFICATIONS

33 TAB 5
FORMS

TAB

1

GENERAL EXPERTISE AND METHODOLOGY

A brief history of the service provider, including general background, knowledge, and experience in the border area. Capability to conduct this project in a structured and efficient fashion.

1 GENERAL EXPERTISE

More than just architects.

Able City is a sustainable, multidisciplinary firm focused on urbanism, architecture, economic development, and city-making. Our team members are dedicated community builders committed to the unique mission of transforming urban spaces to respond to people's needs by creating environments that encourage growth, innovation, and prosperity. Our belief in empowering communities to discern their needs has led them to collaborate with community members, clients, and partners to shape an ambitious and tangible urban development vision.

WHAT SETS ABLE CITY APART IS OUR INDUSTRY-LEADING DESIGN METHODOLOGY WHICH FOLDS IN THESE DISCIPLINES TO TAKE A GLOBAL APPROACH TO EVERY PROJECT—MINDFUL THAT EACH DISCIPLINE AFFECTS AND INFORMS THE OTHERS IN THE CONTEXT OF PLACE-MAKING.

Able City does not look at isolated components of a community but instead presents a holistic approach that respects the interconnected and symbiotic relationship of all facets of the community.

This synchronistic approach allows us to draw on a wide variety of resources and assets for our clients to improve neighborhoods, cities, counties, and regions while finding the right balance of architectural design, urban planning strategies, and land use for our clients.



Many of Able City's staff live and work in Laredo and other border communities, and 76% of our staff is bilingual. **We understand the people, culture, and language unlike any architecture and other urban planning firm in Texas.** We care deeply about the border region and our communities and want to see them thrive. Our vested interest in the success of our projects shows in the quality of our work.

Able City was founded in Laredo, Texas in 2017 from the merger of two Laredo-based Architectural firms: Hickey Peña and Frank Architects (est. 1978 and 1990 respectively).

Able City's **expertise in border area** is extensive, with a proven record of enhancing these communities through our work across Texas. **We understand the distinct dynamics and prospects unique to border regions.** In our projects, we strategically harness cross-border connections, infusing our work with cultural and economic elements that foster a sustainable and broad-based growth. A showcase of Able City's involvement in border projects can be illustrated through our Code Rewrites in these vibrant regions:

- San Antonio UDC (with White and Smith)
- Laredo ReCode (with White and Smith)
- Victoria UDC
- Eagle Pass Downtown Code Diagnostic
- El Milagro PUD Regulations and Arch Standards
- Laredo Heights Historic Architectural Guidelines
- Downtown Laredo Historic Architectural Guidelines



ABLE CITY STAFF

Able City is a South Texas-based, majority-bilingual family of architects, designers, planners, economic developers, writers, and community engagement specialists committed to connecting people with the kinds of places and policies designed to bring everyone in.



2 CERTIFIED PLANNERS

Carlos Gallinar AICP, CNU-A*
Mario A. Peña AIA, AICP, CNU-A*

4 CERTIFIED CONGRESS OF NEW URBANISM (CNU-A)

Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, LEED AP, CNU-A*
Diana Peña CNU-A*
Carlos Gallinar AICP, CNU-A*

3 LICENSED ARCHITECTS

Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CNU-A, LEED AP*
Frank Rotnofsky AIA, LCI, Fitwell Ambss.*
Ricardo Solis AIA, LEED AP*
Claudio Leon AIA, LEED AP, WELL AP, GPC
Teresa Barker, AIA, LEED GA, WELL AP

4 LEED ACCREDITED PROFESSIONALS

Viviana Frank, FAIA, CNU-A, LEED AP*
Ricardo Solis AIA, LEED AP*
Claudio Leon AIA, LEED AP, WELL AP, GPC
Teresa Barker AIA, LEED GA, WELL AP

6 WELL & FITWELL ACCREDITED PROFESSIONAL

Claudio Leon AIA, LEED AP, WELL AP, GPC
Teresa Barker AIA, LEED GA, WELL AP
Frank Rotnofsky AIA, LCI, Fitwell Ambss.*

1 PROJECT MANAGERS

Claudio Leon AIA, LEED AP, WELL AP, GPC
Teresa Barker AIA, LEED GA, WELL
Luis Pruneda, TAS
Victor Montes
Juan Garza
Edna Zepeda

6 ARCHITECTURAL DESIGNERS

Angelo Gomez
Ernesto Torres
Laura Arango
Alfonso Sepulveda
Hector Quintanilla
Gabriel De Leon

2 CERTIFIED ECONOMIC DEVELOPER

Viviana Frank FAIA, CNU-A, LEED AP*

4 COMMUNITY ENGAGEMENT SPECIALISTS

Mario A. Peña AIA, AICP, CNU-A*
Viviana Frank FAIA, CNU-A, LEED AP*
Frank Rotnofsky AIA, LCI, Fitwell Ambss.*
Diana Peña CNU-A*
Lorena Gonzales
Sabrina Lopez

1 TX ACCESSIBILITY STANDARDS (TAS)

Luis Pruneda, TAS

+18 BILINGUAL IN ENGLISH & SPANISH

WHERE WE ARE:

SAN ANTONIO, TEXAS

Corporate Office

110 Broadway St. Ste. 590
San Antonio, TX 78205
210-912-5929

LAREDO, TEXAS

Branch Office

901 Victoria St. Ste. A
Laredo, TX 78040
956-725-7418

MCALLEN, TEXAS

Branch Office

200 S. 10th St. Ste. 907
McAllen, TX 78501
956-790-0442

EL PASO, TEXAS

Branch Office

21 Texas Avenue El
Paso, TX 79901.

MBE/DBE/WBE

Able City proudly identifies as an **HUB | HABE | MBE | SBE | WBE | DBE** firm, embodying a culture of diversity and inclusion at the heart of our operations.

Our commitment extends beyond internal policies to actively fostering partnerships with diverse businesses in our projects. This approach enriches our work with various perspectives and aligns with the City of Weslaco aspirations for inclusive community development. We are dedicated to advancing equitable opportunities within the architectural and urban planning sectors, contributing to the vibrant, diverse fabric of the communities we serve.

METHODOLOGY AND PROJECT APPROACH

1. PROJECT KICK-OFF

At the start of the project, Able City and key consultants will host a conference with the members of the City staff to review the proposed project plan, goals, and schedule. Together, with City staff, we will solidify the approach, team roles and responsibilities, review base information needs, identify stakeholders, and strategize on the public involvement process.

2. EXISTING CONDITIONS & PLANS

We will review the foundational documents shaping Weslaco's development policies, including the Comprehensive Plan 2040 and current Zoning Codes, Capital Metro Transit Oriented Development Plan, Green Line, and Hike and Bike Trails Master Plan, city's infrastructure capabilities, growth trends, and budgetary framework to ensure our proposal aligns with Weslaco's strategic vision and planning needs.

3. COMMUNITY OUTREACH & EDUCATION

With the existing conditions in-hand, and as a primer for community input, our team will prepare infographics and short format videos that illustrate key objectives of this update Plan, opportunities for improvement in equitability, mobility, quality of place, quality of life, and access to economic opportunity that are made possible by the implementation of the Weslaco update Plan. The information will be distributed via social media and physical media by Able City in coordination with the City. This pre-engagement both activates and prepares the community for participation.

4. DESIGNING IN PUBLIC

4.1. INTERVIEWS

We will conduct initial interviews with key City and public stakeholders the include:

- City staff from the Development Services, City Engineer, Public Works Department, Economic Development, Fire and Police as well as others identified by the Planning Department;
- Mayor and City Council, Planning and Zoning Commission; and
- Staff of other government agencies such as Capital Area Metropolitan Planning Organization

(CAMPO), CapMetro, Housing Authority of Travis County, and LCRA.

4.2 MARKET ANALYSIS

The market analysis will be a quantitative and qualitative assessment of the regional and city market environment. It will look into the size of the market both in volume and in value, the various customer segments and buying patterns, the competition, and the economic field in terms of barriers to entry and regulation. This analysis will include: New Home Generation, New Business Generation, and the Cost to the City to meet market demands.

4.3. PUBLIC OUTREACH AND PARTICIPATION PLAN

Working with the City, a public outreach and participation plan will be created to provide the framework for the integration of the public into the planning effort. We will implement the following methods to maximize community participation and buy-in The Public Design Workshop will be the centerpiece of the public outreach and participation strategy.

- Advocates
- Remote Public Engagement
- Video Conference Interviews & Public Orientation Webcast
- The Virtual Charrette & Online Design Week

Typically, the Charrette involves an extended stay on or near the site, during which the team sets up a studio and carries out the design in real time, in public. The online version allows us to engage the residents, stakeholders, and the client in meetings, presentations and interactive design sessions via a combination of interactive platforms. The level of engagement will be determined in a collaborative effort between the consultant team and the client, adjusting to emphasize familiar technologies customary in the community and maximize access for citizens.

5. DEFINING THE ESSENCE OF WESLACO (BRANDING)

No one knows Weslaco and all its assets better than its citizens. During our community engagement efforts, we will provide opportunities for participants to voice their perspective of Weslaco's essence. We will also integrate research into Weslaco's history, geography, and other cultural assets that will serve as the basis for our branding

team to develop an authentic and deep rooted branding strategy. Our branding plan will guide the city in refining its broadcasted identity through graphics, written sentiments, architecture, wayfinding, and digital media.

6. ILLUSTRATING THE VISION

Words alone fall short of describing the experience of being in a place. People need to see what their ideas really mean when pen is put to paper in order to understand the options and opportunities that exist in their community. During the Public Design Workshop, Able City and Dover-Kohl will create Conceptual Illustrative Plans for key areas in the City and a series of renderings that demonstrate potential growth and conservation concepts addressed throughout the week.

7. ECONOMICS OF LAND USE

Able City's analytic method focuses on normalizing tax values on a per-acre basis. Computer Aided Mass Appraisal (CAMA) parcel data with ownership, tax values, exemptions, and building information is cataloged and processed.

Based on the prototypical site designs and/or building types, as well as the programmatic recommendations identified by the project team, Able City will create projections and visualize in 3D the potential tax value of these designs or building types. Retail sales taxes will be included in this analysis. Able City's work will help inform the team and the City as to what areas are ripest for development over time and visualize the tax production of the areas. Able City will provide images and text from the projections for the final report document.

8. FISCAL ANALYSIS

We will Identify service and utility costs associated with existing and new development in order to compare expected revenue vs costs to the city. These analyses will be used to determine which types of development should be encouraged on the basis of the city's fiscal health.

9. FEASIBILITY STUDIES FOR UTILITY AND STREET IMPACT FEES:

We shall initiate the feasibility studies by first comprehensively understanding Weslaco's current utility infrastructure and street network. This understanding will be rooted in meticulously analyzing existing conditions, projected growth, and the strategic imperatives outlined in the Comprehensive Plan 2040.

Our approach will be data-driven and collaborative. We will work closely with City staff to gather all necessary information, including usage data, capital improvement plans, and future development projections.

Once the foundational data is assembled, we will apply a financial modeling process. This process will assess the current and projected demands on Weslaco's utility systems and transportation networks, identify the proportional impact of new developments, and determine the corresponding fees that equitably distribute the cost burden.

Our team will utilize state-of-the-art tools and methodologies for 'number-crunching,' ensuring the most accurate and reliable calculations. This analysis will not only guide the establishment of appropriate impact fees. Still, it will also include recommendations for a structured fee schedule that aligns with Weslaco's economic objectives and compliance with legal frameworks.

The outcome of these studies will provide the City of Weslaco with a clear and actionable pathway to implement utility and street impact fees that support sustainable growth and infrastructure development. This will reflect our shared commitment to maintaining Weslaco's quality of life for current and future generations.

10. ECONOMIC DEVELOPMENT TOOLS MEMORANDUM

Our economic development team will review, analyze and provide strategies to harness and maximize the use of existing and new land development districts such as PUDs, storm water districts, TIRZs, chapter 380 agreements, etc. The team will provide several strategies for continuation, expansion, and/or creation of such tools moving forward, and provide best practices to set guidelines and performance measures for such tools.

10. DRAFTING THE PLAN

The plan will be a Synthesis of the community's vision and will respond not only to communicate citizens' mandate on growth and character, but also to provide the public and private sector a road map to realizing that vision. Our plan will provide goals, strategies, and policy statements organized within the following plan elements:

- Urban Form

11. PREPARATION OF FINAL DRAFT & ADOPTION

11.1 PLAN AND REPORT REVIEW

The team will submit the draft Feasibility studies for street and utility impact fees and to update the city's subdivision, zoning and building ordinances to the City of Weslaco for review. The City of Weslaco will have adequate time to review and submit comments to the planning team.

changes made during the review and adoption process. This version will be formatted for official publication and dissemination, meeting ADA compliance and ensuring it is readily accessible and navigable by all community members.

We pledge to collaborate closely with the City's Planning Director and IT specialists to confirm that delivering these documents meets Weslaco's efficiency, transparency, and forward compatibility needs."

12. IMPLEMENTATION

We will provide a detailed guide to implementation for staff and stakeholders to reference and take action and track progress. We will also provide strategies and training for community advocates to continue to support implementation beyond adoption.

Our approach to deliverables ensures that they will be not only comprehensive and accessible but also versatile, ensuring that the final products serve the city well into the future as a dynamic and living framework for growth and development.

12.1. METRICS AND ACCOUNTABILITY MATRIX

12.2. ADVOCATE STRATEGIES

12.3. DELIVERABLES IN VARIOUS FORMATS

We will systematically generate and provide the City of Weslaco with comprehensive deliverables that span the project's breadth. These will include, but are not limited to, Administrative Drafts, Public Review Drafts, and the Final Draft of the updated Subdivision, Zoning, and Building Ordinances. Able City will deliver these documents in various formats for applications and users.

Copies will be produced to facilitate hands-on review during meetings and workshops. Simultaneously, digital copies will be available in PDF format for easy distribution and printing and in Word format to enable trackable revisions during the review process.

Furthermore, recognizing the importance of geographic information systems in modern urban planning, we will provide the Zoning Map in an electronic GIS-compatible format. This will ensure seamless integration into the city's existing GIS infrastructure and enhance the map's functionality and interactivity for users within the city administration and the general public.

Upon the City Commission's final approval, we will deliver a consolidated final version that incorporates all

TAB 2 SCOPE OF WORK

Statement of Able City's understanding of the project.

2 SCOPE OF WORK STATEMENT OF PROJECT UNDERSTANDING

The City of Weslaco, nestled within the Rio Grande Valley between burgeoning metropolitan centers, presents a community at a pivotal moment in its development trajectory. It possesses a unique character founded on a rich legacy. Yet, it is on the cusp of a developmental renaissance poised to usher in new residential, commercial, and industrial growth. The challenge lies in harnessing this potential while preserving the distinctive qualities that define Weslaco's identity.

Able City embraces the philosophy that our services are most crucial for cities like Weslaco, where the balance between growth and heritage is delicate. We have honed our expertise across cities of varying sizes, learning that the keystones of a thriving town include robust yet equitable development standards, a network of engaged stakeholders, fiscal responsibility coupled with exceptional city services, and safeguarding cultural heritage while ambitiously addressing the future.

Able City commits to updating Weslaco's Subdivision, Zoning, and Building Ordinances in alignment with the Comprehensive Plan 2040, aiming for a vibrant future with community-focused goals. We will ensure the updated ordinances are compliant with laws, intuitive, and user-friendly, emphasizing quality design. Through close collaboration with City staff, we'll review essential documents and community insights, setting the stage for a diverse and influential regulatory framework. Our public outreach plan includes workshops and engagement strategies for broad community involvement, ensuring transparency and inclusiveness. The ordinance updates will reflect modern planning trends and Weslaco's unique character, with adaptable codes for a streamlined development process.

Our commitments to the City of Weslaco, should we be honored to serve, are as follows:

SWIFT AND STRATEGIC ACTION: We recognize that development pressures are imminent, so we commit to working swiftly and collaboratively with city staff to articulate a scope of work that is timely and responsive to Weslaco's needs. We target completion within 12 months.

EXPERIENCE AND TEAM DYNAMICS: Our team is meticulously assembled to deliver outstanding results for Weslaco. Highly qualified professionals enthusiastic about their work make us confident that our partnership with the City staff will be productive and enjoyable. The Project Manager we have identified for this initiative brings a wealth of local expertise and an approachable leadership style, ensuring accessibility and responsiveness to the City's needs.

EMPATHETIC COLLABORATION: At Able City, we recognize that expertise must be paired with empathy. We approach every project with a blend of seasoned knowledge and fresh perspective, committed to engaging with the community and its leaders with openness and understanding. Our participation strategy is built on kindness, ensuring diverse voices are heard and valued.

In summary, Able City stands ready to assist Weslaco in developing ordinances that promote sustainable growth and preserve the community's unique charm. We are poised to use our experience, qualifications, and compassionate approach to create a plan that addresses today's needs and lays a solid foundation for Weslaco's resilient and vibrant future.

TAB 3 TIMETABLE & SCHEDULE

Capability to conduct this project in a structured and efficient fashion.

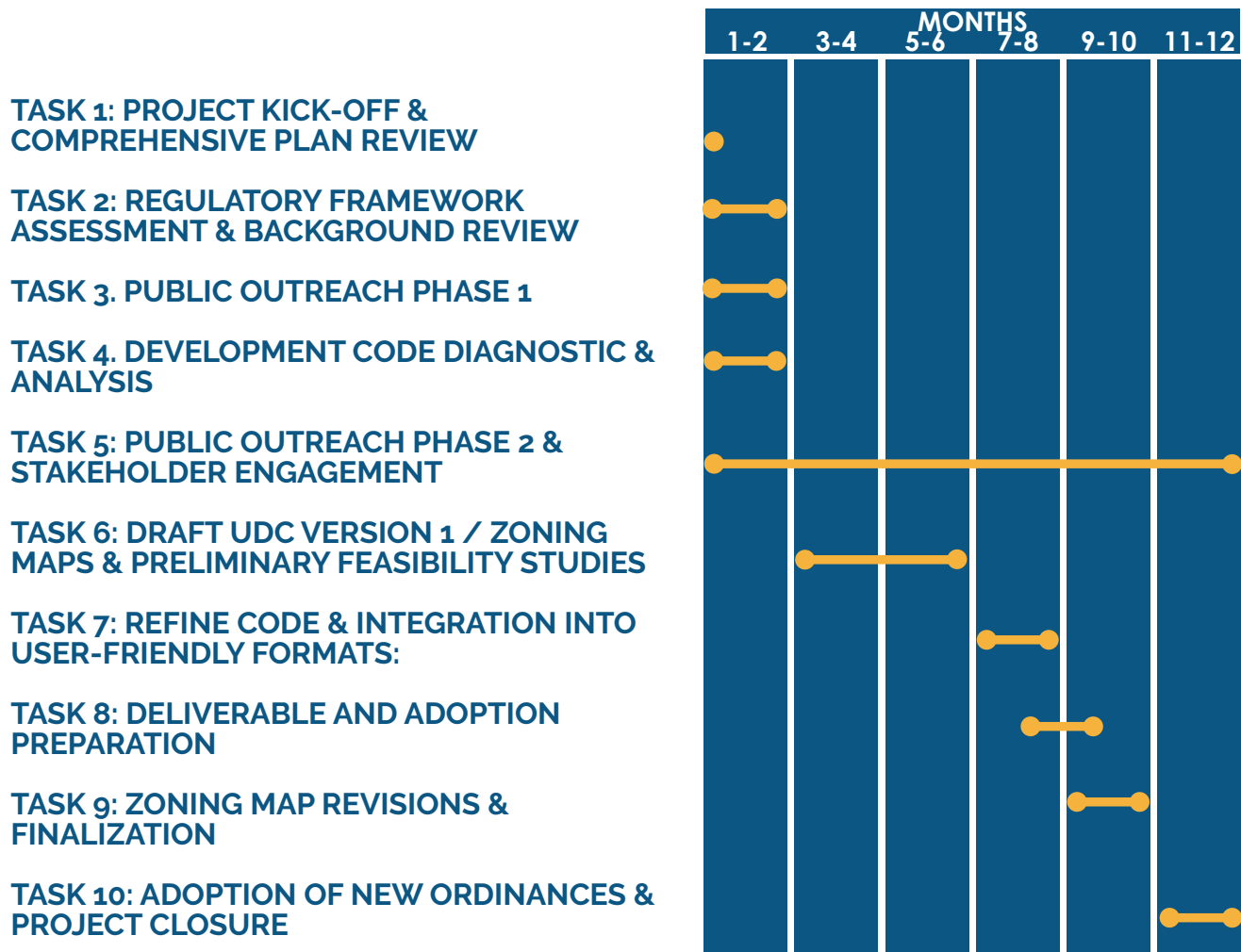
3 TIMETABLE & SCHEDULE

PROJECT SCHEDULE

Acknowledging the City of Weslaco's adoption of the Comprehensive Plan 2040 on July 5, 2022, as a pivotal step towards future growth and development, we understand the substantial nature of this project and the City's aspirations embedded within this new plan. We recognize that updating the Development Codes is critical for aligning with the progressive vision outlined in the Comprehensive Plan 2040 and for addressing the evolving needs of Weslaco's growing community.

Able City is committed to executing this project within an 18-month timeframe from the Notice To Proceed. This timeframe aligns well with the City's urgency and the depth of work required for a comprehensive overhaul of Weslaco's Development Ordinances. This period will accommodate the intricate processes necessary to ensure that every aspect of the plan is considered and integrated effectively.

The following represents a general Project Schedule. A more detailed Gantt Chart Timeline will be provided as part of the Contract with the City.

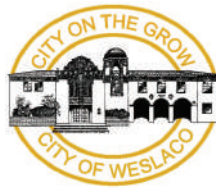


TAB

4

PROJECT TEAM & PERSONNEL

Organizational chart, personnel duties and roles.



able.city



**PRINCIPAL IN CHARGE
& TEAM LEADER**

Carlos Gallinar, AICP,
CNU-A
Availability per week: 20h



**PLANNING, AND GRAPHIC
LEADER**

Mario Peña, AIA, AICP,
CDP, CNU-A
Availability per week: 16h



ECONOMIC DEVELOPMNET

Viviana Frank, FAIA, CeCD,
NCARB, LEED AP, CNU-A
Availability per week: 8h



**LAND USE LAW
PROJECT MANAGER**

Luis Escalante
Availability per week: 20h



**HISTORIC PRESERVATION
ENVIRONMENTAL &
CULTURAL ASSETS**

Frank Rotnofsky, AIA,
LCI, Fitwel Amb
Availability per week: 8h



**COMMUNITY FACILITIES
CODE ORGANIZER**

Ricardo Solisv, AIA,
LEED Accredited
Availability per week: 16h



**COMMUNITY
ENGAGEMENT SPECIALIST**

Sabrina Lopez
Availability per week: 20h

COLLABORATING FIRMS



**ZONING LAW -
IMPACT FEE**

Mark White
Availability per week: 16h



**ZONING LAW -
IMPACT FEE**

Tyson Smith
Availability per week: 10h

TAB

5

INDIVIDUAL QUALIFICATIONS AND EXPERIENCE

Relevant qualifications and project samples.



Bilingual in English and Spanish

EDUCATION

Rutgers University
Master of City & Regional Planning

University of Texas at El Paso
Bachelor of Arts Degree
Project Management Certificate

CERTIFICATIONS

American Institute of Certified Planners (AICP)

Congress for the New Urbanism
Accredited (CNU-A)

PROFESSIONAL EXPERIENCE:

Able City
Planning Director 2023- Present

City of Socorro, Texas
Planning Director/Consultant - 2021-2023

Gallinar Planning & Development
Principal & Owner - 2015-2022

El Paso Independent School District
Executive Director for Planning - 2016 - 2018

City of El Paso
Deputy Planning Director - 2012-2016
Comprehensive Plan Manager - 2010 -2012

AWARDS & COMPETITIONS

Charter Award
Congress for the New Urbanism, 2015

BIOGRAPHY

Carlos Gallinar has over twenty years of professional experience in city planning and community development. His areas of expertise include housing development, municipal planning, sustainability, neighborhood revitalization, building and site planning, public health, economic development, and public participation. This diverse practice spans the public, private, and nonprofit sectors and includes projects throughout the United States.

Carlos will serve as the project manager for this project. He has over twenty years of professional planning experience spanning the private, public, and nonprofit sectors. He has managed various size projects with some having multi-million dollar budgets. Projects have also included various size teams and include managing consultants and design professionals. Carlos has also led, managed, or directed the following projects similar in scope:

- Onward Alameda Corridor Masterplan, El Paso, Texas
- Connecting El Paso: Building Transit-Oriented Neighborhoods and Redeveloping ASARCO, El Paso, Texas
- Sun Metro Brio (Bus Rapid Transit), El Paso, Texas
- Mission Trail Masterplan, El Paso County, Texas
- Nuevo Hueco Tanks Boulevard Extension, Socorro, Texas
- Horizon City TOD Architectural Design Guidelines, Horizon, Texas
- City of Sunland Park Trails Masterplan, Sunland Park, New Mexico
- Montecillo Smart Code Development, El Paso, Texas

LEADERSHIP & SERVICE

Paso del Norte Health Foundation, REALIZE Leadership Program 2013-2014; **Advisory Member**, Texas Health Institute Health in all Policies, 2013; **Chairman**, City Plan Commission El Paso, Texas, 2009; **Ysleta Education Foundation Board Member**, 2010-2012; **Fellow**, Creative Cities Leadership Program
Richard Florida Creative Group, 2006-2007

SELECTED WORK

- El Paso County Parks and Recreation Master Plan - El Paso, TX
- El Paso Mission Trail Masterplan - El Paso, TX
- El Paso Alameda Corridor Study - Public Engagement - El Paso, TX
- Sunland Park Trails Masterplan - Sunland Park, NM
- Viva Laredo Comprehensive Plan - Laredo, TX
- Horizon Transit Oriented Development Standards - Horizon, TX
- 100+ public engagement projects



Bilingual in English and Spanish

EDUCATION

University of Colorado at Boulder
Bachelor in Architecture

Harvard University
Early College Credits

Instituto Tecnológico de Estudios Superiores, Monterrey
Architecture Study Abroad

Registered Architect with the State of Texas
License No. 20580

Number of years licensed: +11 years

CERTIFICATIONS

The Congress for New Urbanism
CNU: Accredited Member

International Council of Shopping Centers,
Certified Construction, Design, & Development Professional

PROFESSIONAL EXPERIENCE: +18yrs

Able City
Principal/Owner 2017 - present

Hickey Peña Architects
Principal/Owner 2008 - present

Turner, Hickey & Associates
Associate Partner 2001 - 2008

BIOGRAPHY

Mario A. Peña is a registered Architect in the state of Texas and Florida, and a certified Planner with over 18 years of experience, eight of which have been as principal of a design firm. Mario has focused on creating and leading teams of professionals with a passion for design, sensibility for creative and sensible problem solving, and unwavering customer service. He has continued to enhance his professional skills broadening his expertise in the areas of retail development and urban planning. Mario has been a contributor to the Laredo Morning Times and Laredos News commenting on urban planning and walkability. You can also find him on the Rivard Report as it covered Mario's presentation on SA Tomorrow's impact on neighborhood master plans and equity planning. Texas Architect Magazine featured Mario's work on community outreach as the basis of visioning transformative comprehensive plans.

SELECTED PROJECTS

- Plan Viva Laredo Comprehensive Plan
- San Antonio Housing Authority Alazan Courts Redevelopment
- Boulevard of the Americas Highway/Boulevard Conversion
- San Antonio UDC Assessment and Review
- VIA Metropolitan Transportation UDC Assessment and Review
- Laredo New Unified Development Code
- District III & IV Neighborhood Action Plan
- District VII Priority Funds Charrette
- El Milagro Town Plan
- Viva Laredo Comprehensive Plan
- R.E.A.L. Transit Multi-modal Facility
- El Metro Transit Center Redesign LEED
- Public Safety Headquarters
- Laredo Transit Operating Facility
- Laredo Building and Land Development Code
- Texas A&M International University Master Plan
- Encinal North Development Master Plan
- Paseo Casa Blanca Master Plan
- Del Rio Comprehensive Plan
- Eagle Pass Downtown Master Plan
- Horizon City TOD Guidelines



Bilingual in English and Spanish

EDUCATION

Columbia University

Masters of Science Architecture and Building Design

Pratt Institute

Bachelor of Architecture

University of Oklahoma

Economic Development Institute

LICENSES & CERTIFICATIONS

Registered Architect with the State of Texas

License No. 18185

Registered Architect with the State of New York

License No. 28985

The Congress of New Urbanism

CNU: Accredited Member

Green Building Certification Institute

LEED Accredited Professional

PROFESSIONAL EXPERIENCE

Able City

CEO/ Principal/Owner: 2017– present

Frank Architects

Principal/Owner: 1986–2017

UTSA School of Architecture

Professor: 1990–1994

BIOGRAPHY

Viviana Frank is a registered Architect in the state of Texas and New York with over 20 years of experience. She is Congress of New Urbanism accredited and a LEED Professional. Her work has been published and exhibited nationally and internationally in the fields of architecture, interiors/space planning, rural and urban design. Her commitment to the firm and its clients is evident through her accessibility, strong leadership, and detail-oriented vision which has resulted in long-standing and favorable relationships with clients. She has a drive for the evolution of cities and the engagement of its citizens. Viviana Frank has guided the firm through notable projects in the public and private sector, practicing a philosophy that connects people to the places in which they live.

SELECTED PROJECTS

- Viva Laredo Comprehensive Plan
- VIA UDC Assessment and Diagnostic
- El Metro Palomino Hub
- R.E.AL. Transit Multi-Modal Facility Public Safety
- Hayes Wellness Center and Grounds Master Plan
- Rio Grande River Vega Master Plan
- Oak Street District Master Plan
- “Historic Urban Design Assessment Report”
- “Urban Design Standards” for Downtown
- “El Portal” Riverfront Master Plan
- City of Cotulla Master Plan
- City of Cotulla New City Hall Feasibility Study
- Garros Subdivision Master Plan Development
- City of Zapata Master Plan
- City of Clyde Master Plan Project
- Encinal Master Plan
- Webb County Villa Antigua Master Plan & Border Heritage Museum
- I-35 Adelante Development
- 219 Del Mar Offices
- The River Vega Improvement Phase 1 Project
- Veterans Outreach and Transition CenterLISD
- Gateway Community Health Center



EDUCATION

Columbia University

Graduate School of Architecture, Planning and Preservation - Masters of Science in Architecture and Building Design

Pratt Institute

Bachelor of Architecture

LICENSES & CERTIFICATIONS

Registered Architect with the State of Texas

License No. 15540

Registered Architect with the State of New York

License No. 25332-1

Certified, NCARB, National Council of Architecture Registration Board

Center for Active Design: Fitwel Ambassador

Athletics and Fitness Association of America Certified Group Fitness Instructor (AFAA)

League of American Bicyclists

League Certified Instructor (LCI)

SERVICE

Texas Historic Commission National

(2000–2006)

City of Laredo Landlords Board

Two terms

Main Street Board

(2005– present)

TxDOT's Bicycle Advisory Committee

Appointed Bicycle Advisory Committee

(2018– present)

BIOGRAPHY

Frank Rotnofsky is a registered Architect in Texas and New York with over 30 years of experience in architecture, planning, urban design, historic preservation and adaptive reuse projects. He has been involved in over 40 preservation projects including master plans, historic structure reports, historic building assessments, national historic district nominations and the preservation/restoration of historically significant buildings in South Texas and New York City.

Frank has served two consecutive terms with the Texas Historical Commission's "National Register State Board of Review" as well as the City of Laredo Landmark Board for 8 years. In 2005, he received the "Award of Excellence in Historic Architecture" from the Texas Historical Commission.

In addition to his preservation experience, Frank's commitment to health and wellness has led him to become a "Fitwel Ambassador", which was created by the Center for Disease Control and the General Services Administration and administered by the Center for Active Design. Fitwel works towards transforming design and development practices that support health and wellness in private and public space.

SELECTED PROJECTS

- City of Laredo "Canseco Del Valle House Restoration Project" | Laredo, Tx.
- City of Laredo "The Historic Hamilton Hotel | Laredo, Tx.
- City of Cotulla "City Hall Preservation Project" | Cotulla, Tx.
- WCHF "Lockwood Restoration Project" | Laredo, Tx.
- WCHF "Capital of the Republic of the Rio Grande Museum" | Laredo, Tx.
- Webb County "Villa Antigua Border Heritage Museum" | Laredo, Tx.
- Diocese of Laredo "Cathedral Rehabilitation Project" | Laredo, Tx.
- Diocese of Laredo "Calvary Cemetery Bishops Chapel Restoration Project" | Laredo, Tx.
- General Services Administration "U.S. Federal Probation Offices Restoration Project, Laredo, Tx.
- 1205 Iturbide Street Restoration Project, Laredo, Tx.
- LEDC " Mile One Economic Incubator Restoration Project" Laredo, Tx.
- Cultura Beer Garden and Food Truck Park Restoration Project, Laredo, Tx.



Bilingual in English and Spanish

EDUCATION

University of Texas at San Antonio

Master of Urban & Regional Planning

University of Maryland Global Campus

Bachelor of Science in Finance

PROFESSIONAL EXPERIENCE:

Able City

Planner (2023 – Present)

Weston Urban

Property Administrator (2022–2023)

AWARDS AND COMPETITIONS

2023 Master's Project Honors Award

University of Texas at San Antonio

LEADERSHIP AND SERVICE

**Professional Development, Urban Planning
Student Association**

Board Member (2022-2023)

BIOGRAPHY

Luis Escalante is a recent graduate from the University of Texas at San Antonio, earning a M.S. in Urban and Regional Planning. His expertise is in housing research related to corporate landlords and housing affordability. His research explores corporate owners operating in the housing market and potential effects on housing affordability. He believes access to affordable, adequate, housing is the gateway to addressing housing challenges of any urban or rural community.

Luis strives to create better communities through understanding and addressing local housing issues via research and broader planning efforts.

SELECTED WORK

- City of San Antonio Mixed Use District Illustrations
- City of San Antonio Annexation Illustrations
- San Antonio Parks and Recreation Youth Master Plan
- Texas Tech University Campus Plan - El Paso, TX
- Alazan Courts Master Plan - San Antonio, TX
- SA Tomorrow Sub Area Plan - San Antonio, TX
- San Antonio Mixed Use Districts
- Webb Laredo Vision Zero, Laredo, TX
- Master's Thesis: "Corporate Landlord Activity in the Housing Market: An Exploratory Analysis of San Antonio, TX" - San Antonio, TX
- Conference Presentation: "Tamox Talom Food Forest" at the 2022 American Planning Association Texas Chapter – El Paso, TX



Bilingual in English and Spanish

EDUCATION

University of Texas at Austin
Bachelor in Architecture

LICENSES & CERTIFICATIONS

Registered Architect with the State of Texas
License No. 18962

Number of years licensed: +11yrs

Green Building Certification Institute – LEED Accredited Professional

PROFESSIONAL EXPERIENCE: +19 YRS

Able City
Project Manager (2017– Present)

Hickey Peña Architects, Laredo, Texas
Project Director / Manager (2016–2017)

City of Laredo, Laredo, Texas
Plans Examiner II (2015–2016)

Metaform Studio Architects, Laredo, Texas
Principal Architect (2009–2015)

Carson Design Associates, Austin , Texas
Architect (2006–2009)

Page Southerland Page, Austin, Texas
Associate (1997–2006)

BIOGRAPHY

Ricardo Solis is a registered Architect with over 19 years of experience in the areas of building technology, architectural design, code compliance, and sustainability. As our Production Lead, he has established a high level of quality for the documentation of our commercial facilities, public/private buildings, apartment complexes, and residential homes. Services performed throughout a 19 year career have included engagement for the performance of complete architectural services including custom design, detailed drawings and specifications of all architectural, structural, mechanical and electrical components; submitting projects for competitive bids and evaluation of competitive bids; on-going inspection of the progress of work and certification to the owner of the satisfactory completion of phases of the work. He has extensive knowledge of and experience in application of ADA requirements, building codes and code compliance issues across a multitude of project types. Mr. Solis is also a registered LEED Accredited Professional and Certified Plans Examiner.

SELECTED EDUCATION FACILITIES PROJECTS

- Viva Laredo Comprehensive Plan
- Boulevard of The Americas Phase | Master Plan
- Laredo Housing Authority– Bibliotech
- Bibliotech Ana Lozano; * Casa Verde;
- Bibliotech Russell Terraces
- Mercury Warehouse
- Building P Warehouse
- Sapphire Master Plan
- Radar Warehouse
- Laredo Building and Land Development Codes
- Laredo Housing Authority – Tiny Homes
- City of Laredo Community Development
- Laredo ISD (LISD) H.B. Zachary Elementary
- School; Cigarroa New High School; Cigarroa
- Science Complex; Cigarroa High School Track and Field
- City of Laredo “Viva Laredo” Comprehensive Plan
- Boulevard of The Americas Phase I Master Plan
- San Agustin Cathedral Master Plan



Bilingual in English and Spanish

EDUCATION

The University of Texas at Austin

*B.S. Nutritional Science, Didactic Program
in Dietetics*

LICENSES & CERTIFICATIONS

NCI Charrette System Certification Training

In Progress

SPECIAL SKILLS

Bi-lingual in English & Spanish

Community Engagement

Project Management

PROFESSIONAL EXPERIENCE

Able City • San Antonio, TX

Community Engagement, 2023–present

City Makery

Project Coordinator, 2022–2023

Laredo Country Club

Line Cook, 2021

Longhorn Stream Team

President, Trip Lead, 2018–2021

BIOGRAPHY

Sabrina Lopez, a dynamic community engagement coordinator, has spent the last two years fostering community connections with creativity and passion. Engaging and collaborating with key stakeholders, Sabrina played a pivotal role in crafting Laredo's inaugural Healthy Food System Plan, embraced by the City Council. As the driving force behind the Laredo Food Town Symposium, she successfully drew over 180 participants, solidifying community partnerships and creating an opportunity for feedback on the Plan. Her impactful initiatives extend to orchestrating press conferences to amplify awareness of food access challenges and cultivating vital partnerships with public and private stakeholders. Proficient in Spanish, she ensures inclusive communication, fostering collaborative progress in community development.

SELECTED PROJECTS

- Laredo, Texas Food Town Symposium: Spearheaded the two-day event that included a keynote speaking engagement, panel discussion, and local vendor market with over 180 people in attendance resulting in enhanced community participation, partnerships, and feedback.
- Laredo's first Healthy Food System Plan: Coordinated and collaborated with a team of 12 organizations in the creation of LHFSP and coordinated its adoption by the City Council of Laredo.
- Spearheaded a check presentation and press conference that boosted local awareness of our work on food access.
- Cultivated and nurtured partnerships with City of Laredo staff, and key private and public stakeholders in the local food system.
- Aided in community outreach and communicated with neighborhood residents in Spanish while maintaining a collaborative partnership.

ZONING LAW - IMPACT FEE

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

White & Smith, LLC is a planning and law group with an innovative, national practice. The firm was founded in February of 2005 by Mark White and Tyson Smith. Prior to the formation of White & Smith, LLC, the principals worked together for five years at a leading national law and planning firm.

White & Smith continues the tradition that was started by their former firm: a national land use law practice focused on municipal representation. Our professional staff includes attorneys with planning (AICP) certifications and a LEED-certified architect with experience in designing residential, commercial and historic buildings.

Our national experience is extensive. We have completed over 150 code updates, specialized studies growth management projects and similar projects in over 36 states. This includes over 50 code updates in 24 states. Mark White is the co-author of American Planning Association's model land development code (A 21st century Land Development Code)

Our Clients range from small, rural communities, large, urban cities such as San Antonio, Los Angeles and Washington, D.C.

White & Smith's approach to Land Development Codes produces effective, user-friendly regulations. Our approach is based upon the following key principles:

Community Values

Land Development Codes should reflect the values of the community as expressed during an extensive public participation process. Our process involves input and feedback from the community before key regulations are drafted.

Appropriateness

Our Land Development Codes are tailored to the unique needs of the community's demographics environmental resources, and development potential.

Consistency

Land Development Codes should be consistent with and implement the comprehensive plan.

Flexibility

Our Land Development Codes accommodate different types of development concepts and standards while maintaining flexibility in administration.

User-Friendly

Our Land Development Codes are organized and graphically illustrated to ensure that they are user-friendly for developers, residents, staff, and governing bodies.

Legally Enforceable

Land Development Codes are the community's legal authority to approve, deny, or apply conditions to development proposals. As such we carefully audit our codes for consistency with state law and constitutional principles.

RELEVANT WORK

- 21st Century Land Development Codes | Published by American Planning Association
- Texas Unified Development Code | San Antonio, TX
- Land Development Codes & Zoning Advisory Committee | Arlington,



EDUCATION

Bethany College

Bachelor of Art in History

University of North Carolina Chapel Hill

Juris Doctor/ Masters of Regional Planning

LICENSES & CERTIFICATIONS

American Institute of Certified Planners

SELECTED PUBLICATIONS

- “The Rise of Form-Based Codes,”
- “Bringing Codes into the 21st Century,”
- Co-Author, *A 21st Century Land Development Code* (American Planning Association, 2008).
- Contributor, *A Legal Guide to Urban and Sustainable Development for Planners, Developers and Architects* (Wiley, 2008)
- Reviewer and Contributor, *Planning and Urban Design Standards* (American Planning Association, 2006)

BIOGRAPHY

S. Mark White is a planner and attorney recognized as an expert in zoning and subdivision law, form-based zoning and New Urbanism, land use and takings litigation, housing, development of comprehensive growth management plans, and implementation systems. He has over 22 years of experience representing clients at every level from city, state and local governments, as well as major private developers, many of whom are involved in environmental permitting proceedings and takings litigation.

Mr. White is a former partner of Freilich, Leitner & Carlisle. He received his Bachelor of Arts degree, magna cum laude, in History and Political Science from Bethany College in Lindsborg, Kansas, and holds a Juris Doctor and Master of Regional Planning from the University of North Carolina at Chapel Hill. While in law school, Mr. White was a Research Editor for the North Carolina Journal of International Law and Commercial Regulation, and worked at the Department of City and Regional Planning as a Research Assistant in the Center of Urban and Regional Studies. He is a former President of the board of directors of the nonprofit community development group Westside Housing Organization, and is a member of the North Carolina and Missouri Bars, the American Institute of Certified Planners, and the American Planning Association. Recently,

Mr. White was a member of the leadership team for the City of Lee’s Summit, Missouri’s Livable Streets Committee. This resulted in adoption of the Kansas City region’s first Complete Streets

SELECTED PROJECTS

- *Unified Development Code* | San Antonio, Texas
- *UDC Code Diagnostic and Study City of San Antonio Planning Department*
- *Co-authored A Legal Guide to Urban and Sustainable Developmentmet.*



EDUCATION

University of Florida

Juris Doctor/ Master of Regional Planning

University of North Carolina Chapel Hill

Bachelor of Arts in Economics

LICENSES & CERTIFICATIONS

American Institute of Certified Planners

BIOGRAPHY

Tyson Smith has a diversity of experience in local government and land use planning and law, with a particular focus on growth management, capital funding techniques, and land use compatibility. Mr. Smith's practice, in both the public and private sectors, has involved land use impact assessments and legal defense, impact fees, concurrency management, short-term rentals, military encroachment planning, affordable housing, agricultural preservation, telecommunications planning, transferable development rights, bike and pedestrian planning, and growth management systems.

Mr. Smith also has defended and advised clients in matters involving regulatory takings, exactions, due process, equal protection, and the limits of statutory authority.

He received his Bachelor of Arts degree in Economics from the University of North Carolina at Chapel Hill (1991), and he holds a Master of Urban and Regional Planning and a Juris Doctor from the University of Florida. Before beginning his legal career, Mr. Smith was a planner with the Monroe County Division of Growth Management in the Florida Keys. He later served as the Assistant City Planner for the City of Key West, Florida. In these positions, Mr. Smith gained experience in matters of affordable housing, growth management, residential/commercial land use compatibility, transportation, and concurrency, as well as a number of other local government issues.

Mr. Smith also is a certified civil and family court mediator.

SELECTED PROJECTS

- *21st Century Land Development Codes* | Published by American Planning Association
- *Texas Unified Development Code* | San Antonio, TX
- *Land Development Codes & Zoning Advisory Committee* | Arlington, Texas

RELATED RECENT EXPERIENCE, PERFORMANCE & REFERENCES

RELATED RECENT EXPERIENCE

Our team has performed multiple Comprehensive Master Plans across Texas over the last few years. Some of our most recent ones include:

- Viva Laredo Comprehensive Master Plan
- Plan El Paso
- Eagle Pass Downtown Master Plan
- Cotulla Master Plan
- El Milagro Town Plan
- Del Rio Comprehensive Plan
- City of Clint Comprehensive Code Rewrite

ADHERING TO INDUSTRY STANDARDS

Able City has successfully completed over 25 Comprehensive Master Plans, 150 Urban Master Plans, and 50 Development Codes by adhering to industry standards. These projects, including notable ones like Viva Laredo, Plan El Paso, and the Eagle Pass Downtown Master Plan, were developed through a collaborative process involving extensive community engagement, rigorous data analysis, and sustainable urban design principles. Able City utilized innovative strategies to ensure that each plan was tailored to the unique needs and aspirations of the community to enhance livability, economic vitality, and environmental sustainability. Through this approach, Able City has contributed significantly to shaping the future of urban spaces, demonstrating a commitment to creating vibrant, resilient, and inclusive places.



Our portfolio includes:

10+ COMPREHENSIVE MASTER PLANS

50+ DEVELOPMENT CODES



"Able City proved to be a tremendous asset in the development of our facility project. The leadership of Able City listened to our needs and they were able to seamlessly integrate them into the overall vision. The staff was responsive and was able to deliver our project within our challenging schedule. Able City is truly a visionary organization that integrated community needs and organizational expectations into a state of the art design."

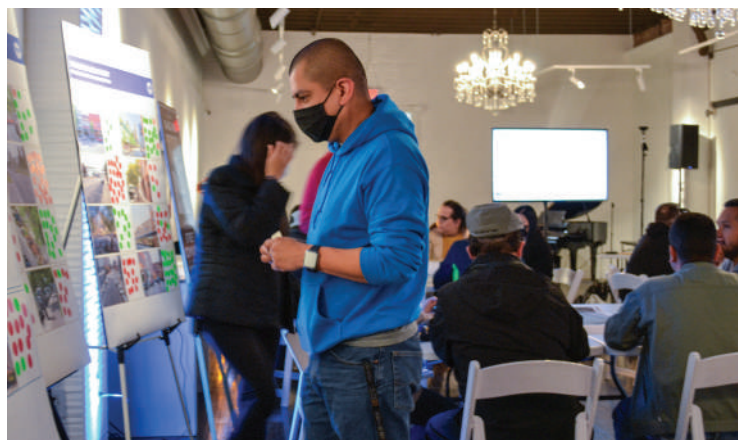
**-MARTIN ORNELAS, DIRECTOR,
REAL TRANSIT**

EXPERIENCE

SELECTED LIST-PLANNING SERVICES

- ReCode Laredo: Development Code Rewrite
- San Antonio Code Assessment and Recommendations
- City of Victoria Unified Development Code
- Horizon City Transit Oriented Development Code Standards
- Viva Laredo Comprehensive Plan
- El Metro Transit Comprehensive Analysis
- VIA Transit Unified Development Code Recommendations
- VIA Transit Eastside Mobility HUB
- McAllen Vision Zero Action Plan
- San Antonio Office of Innovation Smart Cities Roadmap
- Eagle Pass Downtown Master Plan
- Del Rio Comprehensive Plan
- Del Mar Zoning Overlay District
- Alazan Courts Master Plan
- Abara House Historic Preservation
- SATomorrow SubArea Plans-Zoning
- Laredo Downtown TIRZ Guidelines
- The Coves Town Planning
- Boulevard of The Americas Plan
- El Milagro Town Planning
- Binational Park Master Plan
- Iturbide Street Economic Development Study
- Rio Vega Master Plan
- Alameda Theater Community Engagement
- Texas A&M International Campus Master Plan





EXPERIENCE WITH PUBLIC ENTITY CLIENTS

Able City has worked with a wide range of clients ranging from the public and private sectors. Our clients list includes cities, counties, private developers and community activist organizations. The list below identifies the public sector clients our team has worked with:

CITY OF SAN ANTONIO

- VIA TOD UDC Recommendations
- San Antonio UDC
- City of San Antonio Veterans Outreach and Transition Center
- SA Tomorrow Area Planning- Phase 3 and 4
- San Antonio Bikeshare Strategic Planning Consulting Services
- San Antonio-Bexar County Pedestrian Safety Action Plan
- AAMPO Bike and Pedestrian Plan

CITY OF LAREDO

- Plan Viva Laredo Comprehensive Plan
- Webb County Vision Zero Safety Action Plan
- Historic Urban Design Assessment Report
- Urban Design Standards
- Park Planning Projects
- Rio Grande River Vega Master Plan
- Bridge of the Americas Master Plan
- Chacon Creek Master Plan
- North Central Park-Pavilion
- Waste Water Treatment Plant
- North Central Park-Pool Facility
- North Central Park-Design Guidelines
- Airport Terminal Remodel
- Fire Training Facility
- Feasibility Study for a New Public Library
- City of Laredo El Portal Heritage Riverfront Park Project
- City of Laredo Historic Urban Design Assessment Report
- City of Laredo Urban Design Standards

CITY OF CLYDE

- City of Clyde Master Plan Project

CITY OF ENCINAL

- Encinal North Development Master Plan

CITY OF COTULLA

- Garros Subdivision Master Plan Development

CITY OF EAGLE PASS

- Downtown Master Plan

CITY OF DEL RIO

- Comprehensive Plan

TOWN OF HORIZON CITY

- TOD Architectural Design Standards

CITY OF CARRIZO SPRINGS

- Dimmit County Courthouse Master Plan
- Carrizo Springs Sport Complex

CITY OF ZAPATA

- Zapata Master Plan

CITY OF ROMA

- Roma Bridge

CITY OF RIO BRAVO

- Rio Bravo Water Treatment Plant Administration Building
- Rio Bravo Fire Station

CITY OF EDINBURG

- Edinburg General Aviation Facility

CITY OF MCALLEN

- Vision Zero Safety Action Plan

CITY OF CLINT

- Comprehensive Plan And Code Rewrite

CITY OF SOCORRO

- Code Rewrite - Unified Development Code

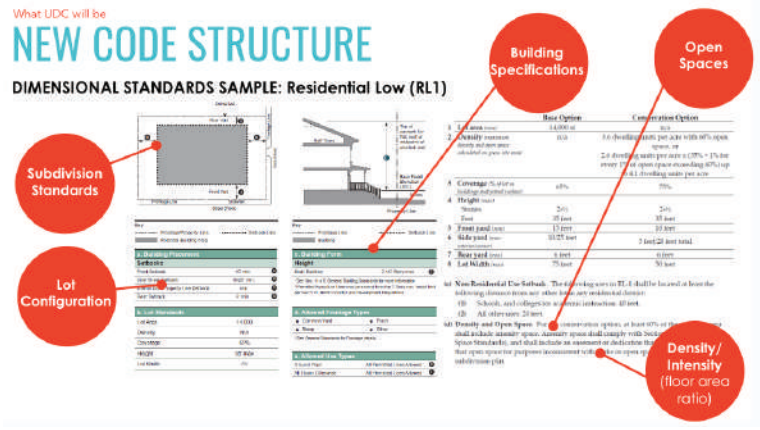
CITY OF LAREDO

DEVELOPMENT CODE REWRITE

CLIENT: CITY OF LAREDO, TEXAS

In 2017 the citizens of Laredo, through an inclusive and public process designed a vision for the future of Laredo. The comprehensive plan's goals and policies serve as a tool to evaluate new development proposals, direct capital improvements, and to guide public policy in a manner that ensures Laredo continues to be the community that its residents want it to be.

ReCode Laredo is the City of Laredo's initiative to rewrite the City's land development code. This project is a follow-up to the City Council adopted comprehensive plan, Viva Laredo, which aims to provide a more connected, sustainable, and affordable future, embodying the values and needs of the Laredo community. **It is, in essence, a complete organizational and illustrated overhaul plus a codification of the vision of the Comprehensive Plan.** It also continues the effort to include citizens and advocate for the learning and decision-making process via a robust community engagement strategy. Able City was hired to direct this very important project for the City of Laredo. After a delay due to COVID, the project is expected to be completed by the end of 2024.



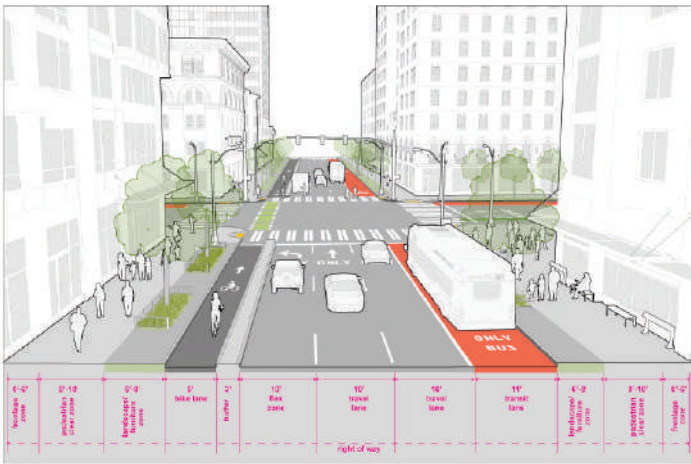
RELEVANT TO WESLACO:

- DEVELOPMENT REGULATIONS
- COMMUNITY ENGAGEMENT
- CITY STAFF COORDINATION
- LAND USE RELATED ORDINANCES

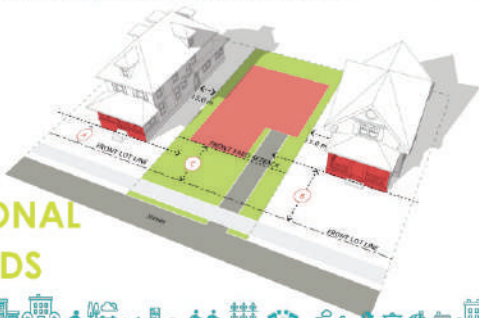
Contact: Kirby Snideman - Planning Director,
385-585-2503 (o) 801-745-7476 (c)
ksnideman@avenueconsultants.com

TABLE 3-1: TRANSECT STANDARDS SUMMARY	T1: Natural	T2: Rural	T3: Neighborhood Edge	T4: Neighborhood General	T5: Mixed Use Center	T6: Urban Core	C: Civic
Maximum Residential Density							
Maximum, By Right ^{1,2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	96 units / ac.	n/a
Building Placement							
Front Build-to-Zone, or Setback	20' min.	24' min. to 40' max.	18' min. to 24' max.	6' min. to 18' max.	0' min. to 10' max.	0' min. to 12' max.	0' min.
Frontage Buildout (Front Street)	n/a	n/a	40% min.	60% min.	80% min.	80% min.	40% min.
Frontage Buildout (Side Street)	n/a	n/a	30% min.	30% min.	40% min.	60% min.	30% min.
Side Setback (mid-block)	30' min.	30' min.	8' min.	0' min. (Attached) 5' min. (Detached)	0' min.	0' min.	0' min.
Side Build-to-Zone (corner)	20' min.	20' min.	12' min.	6' min. to 18' max.	0' min. to 6' max.	0' min. to 12' max.	0' min.
Rear Setback (lot or Alley)	30' min.	30' min.	10' min.	5' min.	5' min.	0' min.	5' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	n/a	2,400 linear feet	2,000 linear feet	2,000 linear feet	2,000 linear feet ³	n/a
Lot Width	n/a	n/a	30' min.	18' min., 200' max.	18' min., 120' max.	18' min., 700' max.	n/a
Lot Depth	n/a	n/a	100' min.	80' min., 300' max.	30' min., 180' max.	30' min.	n/a
Lot Coverage	n/a	n/a	60% max.	70% max.	100% max.	100% max.	100% max.
Building Heights							
Building Height	n/a	1 Story min.	1 Story min.	1 Story min.	1 Story min.	1 Story min.	n/a
	1 Story max.	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	8 Stories max.	5 Stories max.
Ground Floor Elevation (above sidewalk or finished grade)	n/a	6' max. (Non-Res.) 24' min. (Res.)	24' min.	6' max. (Non-Res.) 24' min. (Res.)	6' max. (Non-Res.) 24' min. (Res.)	6' max. (Non-Res.) 24' min. (Res.)	n/a
Ground Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	12' min.
Upper Floor(s) Height (Floor to Ceiling Clear)	n/a	9' min.	9' min.	9' min.	9' min.	9' min.	9' min.
Parking Location							
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid-block)	30' min.	5' min.	5' min.	0' min. (Attached) 5' min. (Detached)	0' min.	0' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	30' min.	30' min.
Rear Setback	20' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.
Allowed Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch, Stoop	Shopfront, Forecourt, Gallery, Porch, Stoop, Common Yard	Shopfront, Forecourt, Gallery, Stoop	Shopfront, Forecourt, Gallery	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements

CITY OF SAN ANTONIO
UNIFIED DEVELOPMENT CODE
CLIENT: CITY OF SAN ANTONIO, TEXAS



UNIFIED DEVELOPMENT CODE CAN REGULATE



DIMENSIONAL STANDARDS



The San Antonio Unified Land Development Code project was a city-wide effort focused on coding the 13 new Regional Centers envisioned in the SA Tomorrow Comprehensive Plan. It reduces barriers to affordable housing and provides incentives for improved connectivity and land use patterns.

This body of new code amendments integrates a set of logical development codes into the existing Unified Development Code, to enable future Transit Oriented Development (TOD) implementation, and will be the basis for the set of VIA recommendations to the City of San Antonio for consideration as the City moves forward with the adoption of the 2020 Unified Development Code Amendments. An essential part of the project was community input and public outreach.

The project also included extensive Community Engagement. Able City coordinated stakeholder meetings and public events throughout San Antonio.

These amendments offer the necessary TOD implementation template for all future Rapid Transit Corridors that are implemented throughout a future system plan and address the transformation of a vehicle-centric city into a region that embraces public transit as a tool to manage the exponential growth expected by 2040.

RELEVANT TO WESLACO:

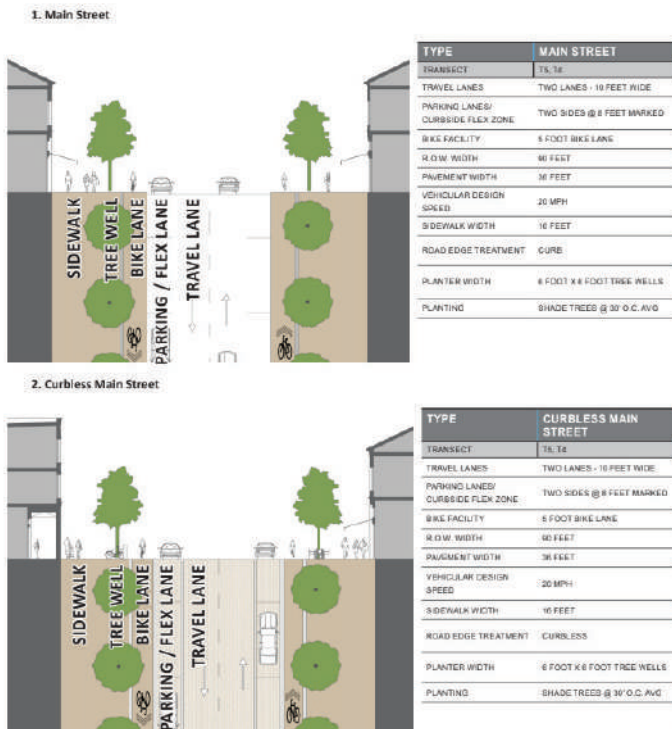
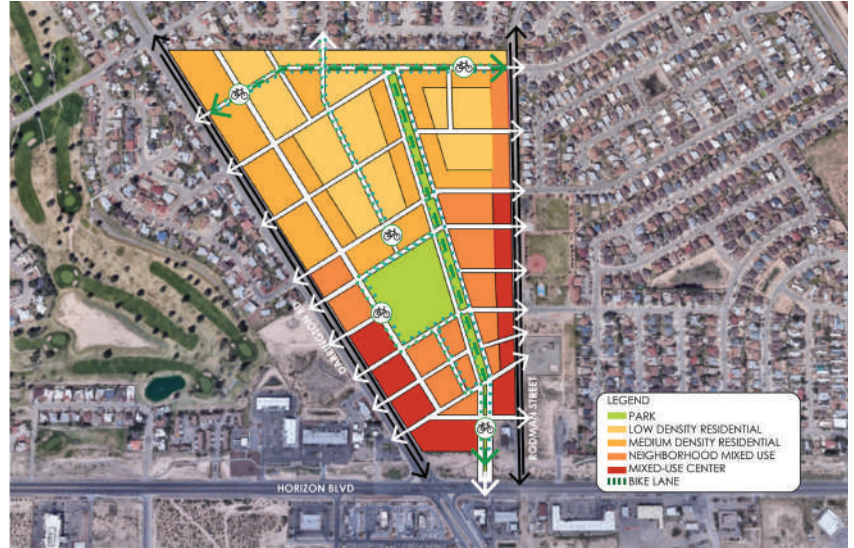
- DEVELOPMENT REGULATIONS
- ZONING
- COMMUNITY ENGAGEMENT
- CITY STAFF COORDINATION
- LAND USE RELATED ORDINANCES

Contact: Micah Diaz - Planning Coordinator
micah.diaz@sanantonio.gov
(210) 207-7816

TOWN OF HORIZON CITY

TOD DESIGN STANDARDS

CLIENT: TOWN OF HORIZON CITY, TEXAS



The Town of Horizon City engaged Able City to develop a set of architectural and zoning standards that will guide the development of the city's Transit-Oriented Development project. These design standards create a set of recommendations for best practices in urban design and facility planning.

They are developed to provide insight for designers, developers, and community members in reference to details such as building facades, setbacks, streetscapes, public art, materiality and landscape material. Every future project within a TOD district will have to follow these standards creating a beautiful area for the city and region.

In November 2023, the City Council unanimously voted to approve Able City's plan. Furthermore, we are currently negotiating Additional Services with the city.

RELEVANT TO WESLACO:

- DEVELOPMENT REGULATIONS
- ZONING
- COMMUNITY ENGAGEMENT
- CITY STAFF COORDINATION
- LAND USE RELATED ORDINANCES
- COMPREHENSIVE PLANNING

Contact: Michelle Garcia - Planning Director
915-852-1046 ext. #105
mgarcia@horizoncity.org

TAB

5

FORMS

BID REJECTION OR PARTIAL ACCEPTANCE – THE CITY OF WESLACO reserves the right to reject any or all bids. It further reserves the right to waive technicalities and formalities in bids, as well as to accept in whole or in part such bid or bids where it deems it advisable in protection of the best interests of the City.

ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all services thereto are included in the RFQ.

Addendum No. No. 1 Dated: 03/14/2024 10:18 am EDT

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

The City of Weslaco reserves the right to reject any and all RFQ's.

**CITY OF WESLACO
DISCLOSURE OF INTERESTS**

City of Weslaco, Texas requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA." Corporations whose shares are publicly traded and listed on national or regional stock exchanges or over-the-counter markets may file a current Securities and Exchange Commission Form 10-K with the City in lieu of answering the questions below. See next page for definitions.

Date: 04/04/2024

FIRM NAME: Able City, LLC

ADDRESS: 521 Texas Avenue El Paso, TX 79901.

FIRM is: 1. Corporation () 2. Partnership ☒ 3. Sole Owner ()
4. Association () 5. Other () _____

DISCLOSURE QUESTIONS

If additional space is necessary, please attach a separate sheet.

1. State the name(s) of each "employee(s)" of the City of Weslaco having an "ownership interest constituting of 0% or more of the voting stock or shares of the business entity or ownership of \$2,500 or more of the fair market value of the business entity or employed by the above named "firm."

Name	Title	Department
Not Applicable		

2. State the name of each "official" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm", or employed by the above named "firm."

Name	Title	Department
Not Applicable		

3. State the names of each "board member" of the City of Weslaco having an "ownership interest" constituting 0% or more of the ownership in the above named "firm" or employed by the above named "firm."

Name	Board, Commission or Committee
Not Applicable	

CERTIFICATE

I certify that all information provided is true and correct as of the date of this statement that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Weslaco, Texas as changes occur.

Certifying Person: Carlos Gallinar

Title: Principal
(Type or Print)

Signature of Certifying Person: 

Date: 04/04/2024
(Type or Print)

DEFINITIONS

The following definitions of terms should be used in answering the questions set forth below:

- a. **“Board member.”** A member of any board, commission, or committee appointed by the City Commission of the City of Weslaco, Texas.
- b. **“Employee.”** Any person employed by the City of Weslaco, Texas either on a full or part-time basis, but not as an independent contractor.
- c. **“Firm.”** Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.
- d. **“Official.”** The Mayor, members of the City Commission, City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judge of the City of Weslaco, Texas.
- e. **“Ownership interest.”** Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate or holding entity. “Constructively held” refers to holdings or control established through voting trusts, proxies, or special terms of venture of partnership agreements.”

**VENDOR ACKNOWLEDGMENT FORMS
CITY OF WESLACO
NON-COLLUSIVE BIDDING CERTIFICATION**

I/We have read instructions to bidder and specifications. My/Our bid conforms with all specifications, conditions, and instructions as outlined by *CITY OF WESLACO*. Signing the Acknowledgment Form confirms that our company will enter into a binding contract with CITY OF WESLACO for item(s) awarded to our company. I/We have read instructions to bidder and specifications.

The undersigned Bidder, by signing and executing this RFQ, certifies and represents to the CITY OF WESLACO that Bidder has not been offered, conferred or agreed to confer any pecuniary benefit, as defined by §1.07(a)(6) of the Texas Penal Code, or any other thing of value as consideration for the receipt of information or any special treatment or advantage relating to this RFQ; the Bidder also certifies and represents that Bidder has not offered, conferred or agreed to confer any pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this RFQ; the Bidder certifies and represents that Bidder has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the CITY OF WESLACO concerning this bid on the basis of any consideration not authorized by law; the Bidder also certifies and represents that Bidder has not received any information not available to other bidders so as to give the undersigned a preferential advantage with respect to this RFQ; the Bidder further certifies and represents that Bidder has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Bidder will not in the future offer, confer, or agree to confer any pecuniary benefit or other thing of value to any officer, trustee, agent or member of the CITY OF WESLACO in return for the person having exercised the person's official discretion, power or duty with respect to this RFQ; the Bidder certifies and represents that it has not now and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or member of CITY OF WESLACO in connection with information regarding this RFQ, the submission of this RFQ, the award of this RFQ or the performance, delivery or sale pursuant to this RFQ.

Date: 04/04/2024

Company Name: ABLE CITY, LLC.

Signature: 

Title: Principal

Note: This form must be filled in and submitted with RFQ package

CERTIFICATION FORM

DEBARMENT, SUSPENSION, AND OTHER INELIGIBILITY AND VOLUNTARY EXCLUSION LOWER TIER COVERED TRANSACTIONS

The bidder certifies that neither the bidder, its third-party subcontractors, nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

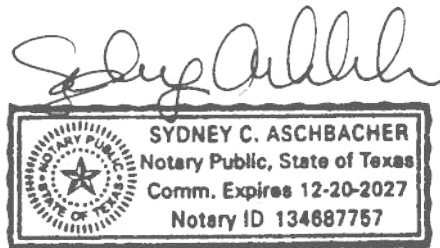
SIGNATURE  TITLE Principal
COMPANY ABLE CITY, LLC. DATE 04/04/2024

State of Texas, County of El Paso

Subscribed and sworn to before me this day 04/04 of , 2024.

Notary Public Sydney C. Aschbacher

My Appointment Expires 12-20-2027



Restrictions on Lobbying Activity

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent/representative is prohibited from contacting city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract has been acted on by the City Commission. If contact is required, such contact will be done in accordance with procedures incorporated into the solicitation document. Violation of this provision by contractors, respondents, or their agents, including lobbyists, may lead to disqualification of the respondent's offer.

B. A Lobbyists or Vendor/ Contractor May Not Place City Official Under Personal Obligation

A Lobbyist or a Vendor/Contractor or any of their agents may not do any act or refrain from any act for the express purpose and intent of placing any city official under personal obligation to the Lobbyist or Vendor/ Contractor.

C. False Statements

A lobbyist or the vendor/contractor or any of their agents/representatives cannot intentionally or knowingly make any false or misleading statement of fact to any city official or cause a copy of a document with false information to be received by an official without notifying the official in writing of the truth. Likewise, a registrant who learns that a statement in a registration form or activity report during the previous 3 years is false must correct that statement within 30 days by written notification to the Office of the City Secretary.

D. Use of False Identification

A lobbyist or the vendor/contractor or any of their agents/representatives cannot communicate with a city official in the name of any fictitious person or in the name of any real person, without that person's consent.

E. Improper Influence

A lobbyist or the vendor/contractor or any of their agents/representatives cannot cause or influence the introduction of any ordinance, resolution, appeal, application, petition, nomination, or amendment for the purpose of later being employed as a lobbyist to secure its granting, denial, confirmation, rejection, passage, or defeat.

F. Improper Representation

A lobbyist or the vendor/contractor or any of their agents/representatives cannot represent that the person can control or obtain the vote or action of any city official.

Disclosures and Requirements for City Vendors/Contractors

Lobbyists are often retained for the purpose of assisting vendor/contractor seeking to do business with the city. The standards of conduct applicable to city contractors or other vendor/contractor of lobbyists are discussed below.

A. Prohibited Contacts During Contract Evaluation

A vendor/contractor or a vendor's/contractor's agent is prohibited from lobbying activities with city officials, including elected officials, and employees regarding a proposed contract from the time a Request for Qualifications has been released until the contract is posted as a City Commission agenda

item. If contact is required, such contact will be done in accordance with procedures incorporated into the RFQ document. Violation of this provision by respondents or their agents, including lobbyists, may lead to disqualification of the respondent's offer. There is a parallel no-contact provision for lobbyists and their agents.

B. The City's Discretionary Contracts Disclosure Form

When seeking a discretionary city contract, the contractor must submit a form disclosing:

- the identity of all parties to the contract;
- subcontractors;
- partners, parent or subsidiary business entities of any party to the contract; any lobbyist or public relations firm that has been employed for a purpose related to the contract.

The vendor/contractor must also disclose all political contributions totaling more than \$100 made by the parties or the other individuals or entities listed on the form made directly or indirectly to:

- any current or former member of City Commission, including the Mayor;
- any candidate for City Commission, including the Mayor;
- any political action committee (PAC) that contributes to City Commission elections.

Indirect contributions include contributions made by an individual's spouse or by the officers, owners, attorneys, or registered lobbyists of the entity.

Indirect contributions do not include contributions by owners of a business entity who hold less than 5% of the fair market value or voting stock of the entity. If a publicly traded corporation seeks to contract with the city, it will not be required to list contributions made by its shareholders whose holdings are less than 5%.

AUTHORIZED CONTACT FORM:

This RFQ has been issued by City of Weslaco Purchasing Office. The Purchasing Office shall be the vendor's sole point of contact with regard to the RFQ, its content, and all issues concerning it.

All communication regarding this RFQ shall be directed to the City of Weslaco's Purchasing Agent. The Purchasing Agent facilitating this RFQ is identified on the cover page, along with his or her telephone number, and he or she shall be the primary point of contact for discussions or information pertaining to the RFQ. Contact with any other City representative, including elected officials, for the purpose of discussing this RFQ, its content, or any other issue concerning it, is prohibited unless authorized by the Purchasing Agent.

Violation of this clause, by the vendor having unauthorized contact (verbally or in writing) with such other City representatives, may constitute grounds for rejection by the Purchasing Office of the vendor's bid/response.

The above stated restriction on vendor contact with City representatives shall apply until the City has awarded a purchase order or contract to a vendor or vendors.

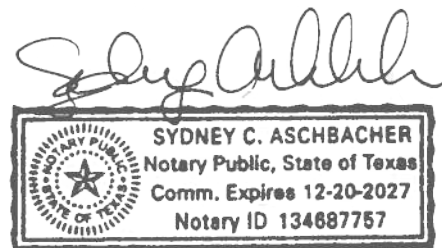
SIGNATURE  TITLE Principal
COMPANY ABLE CITY, LLC. DATE 04/04/2024

State of Texas, County of El Paso

Subscribed and sworn to before me this 04 day of April, 2024.

Notary Public Sydney C. Aschbacher

My Appointment Expires: 12-20-2027



A watercolor illustration of a city street scene. In the center background, a tall, multi-tiered church tower with arched windows and a pointed roof rises above the surrounding buildings. The street is lined with multi-story buildings featuring balconies and arched windows. Lush green trees are planted along the sidewalks. In the foreground, several people are depicted: a person walking on the left, and a group of people on bicycles on the right. The overall style is artistic and painterly, with a cool color palette dominated by blues and greens.

able.city

www.able.city